

The Commonwealth of Massachusetts

JOHN F. X. DAVOREN

Secretary of the Commonwealth

CORPORATION DIVISION

STATE HOUSE, BOSTON

Mayor and City Manager, Cambridge

July 15, 1974

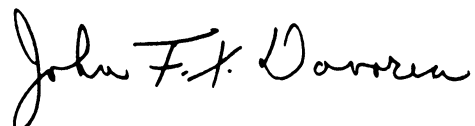
Alvin V. Allen, Jr., 362 Rindge Avenue, Apt. 10C
Menelio Maldonado, 3 Woodrow Wilson Court, Apt. 21
Richard P. Doherty, 30 Fairmount Avenue

have filed in this office an application for a certificate of incorporation, as provided for in chapter 180
of the General Laws, Tercentenary Edition, under the name of River/Port Homebuyers Association, Inc.
for the purpose of -see attached

to be located in the city of Cambridge at 12 Prince Street

In accordance with the provisions of section five of said chapter 180 of the General Laws,
Tercentenary Edition, I request that you forward forthwith to this office a statement of the facts called for
by said section.

Very truly yours,



Secretary of the Commonwealth

e. Advise and assist its members regarding procedures and practices relative to their Earned Home Payments Accounts and to their acquisition of homeownership.

f. Participate with the Authority in periodic maintenance inspections of the Homes after occupancy and make recommendations in case of disagreement arising out of maintenance inspections.

g. Participate with the Authority in the selection of subsequent homebuyers.

h. Coordinate, supervise, or manage the operation of credit union child care or other supportive services established for the Development.

i. Participate with the Authority in the establishment and implementation of policies related to collection of monthly payments, termination of occupancy, and resolution of hardship situations.

j. Perform management services as specified under contract with the Authority or with the Homeowners Association and participate in other activities pursuant to agreement with the Authority or with the Homeowners Association.

2. The Association may also offer special services such as:

a. The development of self-help such as consumer clubs furniture and other co-ops, credit unions, transportation pools and skill pools;

b. Assisting Homebuyers in acquiring group insurance;

c. Developing programs and contracting for services such as child care centers to be located in the community facility where such a facility exists;

d. Assisting Homebuyers in their employment, especially by participating in skill development and apprenticeship programs in cooperation with local educational organizations; and

e. Assisting Homebuyers in planning the management role of the Association and in negotiating any contract for management services with the Authority.

3. This Association shall have all the powers, privileges, rights and immunities which are necessary or convenient for carrying out its purposes and which are conferred by the provisions of all applicable laws of the State of Massachusetts pertaining to non-profit corporations.

2. The purposes for which the corporation is formed are as follows:

The purposes for which this Association is formed shall not result in pecuniary gain or profit to the members thereof. These purposes are to provide organization and representation for its members in their relationships with the Authority in all matters regarding the homeownership opportunity program and if appropriate, to perform management responsibilities for the Development under contract with the Authority.

1. In order to carry out these purposes the Association shall perform the following functions.

a. Represent its members, individually and collectively with respect to any deficiencies in the Development or in the Homes and with respect to fulfillment of the construction contract and related warranties.

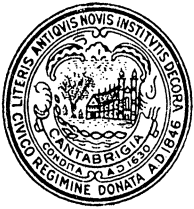
b. Represent its members, individually and collectively in their relationships with the Authority and others in regard to financial matters such as monthly payments, credits to and charges against reserves settlement upon vacating a home and acquisition of ownership, and other matters pertaining to operation and management of the development.

c. Recommend policies and rules to the Authority for operation and management including rules concerning use of the common areas and community facilities.

d. Participate in the operation of official grievance mechanisms.

Continued on 2A

PS
NOTE: If provisions for which the space provided under Articles 2, 3 and 4 is not sufficient, additions should be set out on continuation sheets to be numbered 2A, 2B, etc. Indicate under each Article where the provision is set out. Continuation sheets shall be on 8½" x 11" paper and must have a left-hand margin 1 inch wide for binding. Only one side should be used.



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • TEL. 876-6800

LAW DEPARTMENT

EDWARD D. MCCARTHY
ACTING CITY SOLICITOR

ROWENA E. TAYLOR
ASSISTANT CITY SOLICITOR

CHARLES WATSON
LEGISLATIVE AGENT

August 19, 1974

Mr. James L. Sullivan
City Manager
City Hall
Cambridge, Massachusetts

Dear Mr. Sullivan:

Pursuant to a communication from the Secretary of State re: "River/Port Homebuyers Association, Inc.," I made an investigation. The locus is suitable.

The applicants live at the addresses given and have not been engaged in the illegal sale of alcoholic beverages as defined in Chapter 138, Section One nor have they been engaged in any other business or vocation prohibited by law.

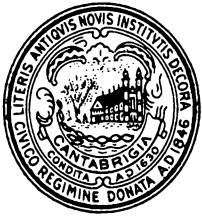
"The above named applicants have not been engaged in the illegal selling of alcoholic beverages, as defined in Section One of Chapter 138, or in keeping places or tenements used for illegal gaming, or in any other business or vocation prohibited by law, or are persons of ill repute."

Respectfully submitted,

William J. FitzMaurice
Chief Investigator

WJF:jm
Enc.

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CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 876-6800

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

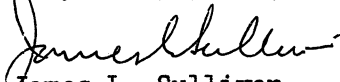
September 9, 1974

To the Honorable, the City Council:

I transmit herewith a communication from John F. X. Davoren, Secretary of the Commonwealth, relative to an application from Alvin V. Allen, Jr., et al, 362 Rindge Avenue, Cambridge for a certificate of incorporation under the name of River/Port Homebuyers Association, Inc., to be located at 12 Prince Street in the city of Cambridge.

Also enclosed is a report from Mr. FitzMaurice.

Very truly yours,


James L. Sullivan
City Manager

JLS: ngw



September 9, 1974

Papers sent to Sec'y
of State 9/10/24