

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF STATE  
CORPORATION BUREAU  
401 NORTH STREET, ROOM 206  
P.O. BOX 8722  
HARRISBURG, PA 17105-8722  
WWW.CORPORATIONS.STATE.PA.US/CORP

Melbourne Place II Homeowners Association

THE CORPORATION BUREAU IS HAPPY TO SEND YOU YOUR FILED DOCUMENT. THE CORPORATION BUREAU IS HERE TO SERVE YOU AND WANTS TO THANK YOU FOR DOING BUSINESS IN PENNSYLVANIA.

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ENTITY NUMBER: 4006480

McNees Wallace & Nurick LLC  
\*\*\*counter Pick-Up\*\*\*, 100 Pine St, PO Box 1166  
Harrisburg, PA 17108

PENNSYLVANIA DEPARTMENT OF STATE  
CORPORATION BUREAU

Articles of Incorporation-Nonprofit

(15 Pa.C.S.)

- Domestic Nonprofit Corporation (§ 5306)  
 Nonprofit Cooperative Corporation (§ 7102B)

Name Catherine E. Wright, McNees Wallace & Nurick LLC		
Address COUNTER PICK-UP		
City	State	Zip Code

Document will be returned to the name and address you enter to the left.



Commonwealth of Pennsylvania  
ARTICLES OF INCORPORATION-NON-PROFIT 4 Page(s)



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Fee: \$125

In compliance with the requirements of the applicable provisions (relating to articles of incorporation or cooperative corporations generally), the undersigned, desiring to incorporate a nonprofit/nonprofit cooperation corporation, hereby state(s) that:

1. The name of the corporation is:  
Melbourne Place II Homeowners Association

2. The (a) address of this corporation's current registered office in this Commonwealth or (b) name of its commercial registered office provider and the county of venue is:

(a) Number and Street	City	State	Zip	County
1300 Market Street	Lemoyne	PA	17043	Cumberland

(b) Name of Commercial Registered Office Provider  
c/o: \_\_\_\_\_ County \_\_\_\_\_

3. The corporation is incorporated under the Nonprofit Corporation Law of 1988 for the following purpose or purposes.

See addendum attached.

4. The corporation does not contemplate pecuniary gain or profit, incidental or otherwise.

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PA. DEPT. OF STATE

5. Check one of the following:

The corporation is organized on a non-stock basis.

Option for Nonprofit Cooperative Corporation Only: The corporation is organized on a stock share basis.

6. For Nonprofit Corporation Only:

~~(Strike out if inapplicable): The corporation shall have no members.~~

~~(Strike out if inapplicable): The incorporators constitute a majority of the members of the committee authorized to incorporate: \_\_\_\_\_ by \_\_\_\_\_ the requisite vote required by the organic law of the association for the amendment of such organic law.~~

7. For Nonprofit Cooperative Corporation Only:

Complete and strike out the inapplicable term: The corporation is a cooperative corporation and the common bond of membership among its (members) (shareholders) is: \_\_\_\_\_.

8. The name(s) and address(es) of each incorporator(s) is (are) (all incorporators must sign below):

Name(s)	Address(es)
Connie M. Alvord	100 Pine Street, P. O. Box 1166, Harrisburg, PA 17108

9. The specified effective date, if any, is:

upon filing \_\_\_\_\_

month      day      year      hour, if any

10. Additional provisions of the articles, if any, attach an 8½ x 11 sheet.

IN TESTIMONY WHEREOF, the incorporator(s) has/have signed these Articles of Incorporation this

27<sup>th</sup> day of January,

2011.

Connie M. Alvord

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

ADDENDUM TO ARTICLES OF INCORPORATION  
MELBOURNE PLACE II HOMEOWNERS ASSOCIATION

Item 3:

The corporation is incorporated under the Nonprofit Corporation Law of 1988 for the following purposeful purposes:

To have unlimited power to engage in and to do any or all lawful activities for which corporations may be incorporated under the Nonprofit Corporation Law of 1988. Specifically, but without limiting the foregoing, the corporation shall have all powers necessary to function as a "unit owners association" under the Pennsylvania Uniform Planned Community Act, and shall perform all obligations and duties of the unit owners' association for Melbourne Place II, A Townhome Planned Community as described in the Declaration of Covenants and Restrictions for Melbourne Place II, A Townhome Planned Community intended to be recorded in the Office of the Recorder of Deeds in and for Cumberland County, Pennsylvania, as the same may be amended from time to time.

The primary purpose of this corporation is to be a unit owners' association which provides for the management, maintenance and care of the residential community project located in Upper Allen Township, Cumberland County, Pennsylvania, known as Melbourne Place II, A Townhome Planned Community.

No part of the net earning of this corporation will be used for the benefit of any private member or individual other than by acquiring, constructing, or providing for the management, maintenance and care of association property or by a rebate of excess membership dues, fees, or assessments.