

[Articles of Incorporation]

Entity #: 3733615
Date Filed: 06/01/2007
Pedro A. Cortés
Secretary of the Commonwealth

PENNSYLVANIA DEPARTMENT OF STATE CORPORATION BUREAU

Articles of Incorporation-Nonprofit

(15 Pa.C.S.)

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

Name Joseph F. McDonough, Esquire		
Address 600 Grant Street, Suite 1414		
City Pittsburgh	State PA	Zip Code 15219

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)



T0715260189

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:

SANDY BRAE COMMUNITY SERVICES ASSOCIATION, INC.

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
290 Perry Highway	Pittsburgh	PA	15229	Allegheny

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

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

SEE ATTACHED

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

PA. DEPT. OF STATE

2007 JUN -1 PM 2:57

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)
Joseph F. McDonough	600 Grant Street, Suite 1414, Pittsburgh, PA 15219

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

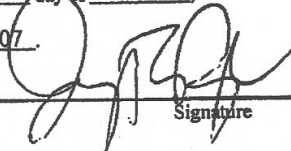
Upon filing
 month day year hour, if any

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

1st day of June

2007



Signature

Signature

Signature

Attachment to the Articles of Incorporation of Sandy Brae Community Services Association, Inc.

- 3. The corporation is incorporated under the Non-Profit Corporation Law of 1988 for the following purpose or purposes:**

To organize and operate a residential real estate management association to acquire, build, manage, operate, and care for a sub-division, development, or similar area substantially all of whose lots or buildings are homes for individuals.

[Deed]



R0013LET

UCR000312

THIS INDENTURE

MADE THE 19th DAY OF FEBRUARY, 2013,

BETWEEN

MARONDA HOMES, INC., a Pennsylvania Corporation, hereinafter Grantor,

AND

SANDY BRAE COMMUNITY SERVICES ASSOCIATION, INC., hereinafter Grantee;

WITNESSETH, That the Grantor, in consideration of **(\$2,000.00) Two Thousand Dollars and No Cents**-----and other good and valuable consideration, paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell and convey to the said Grantee, its successors and assigns,

All that certain lots, being known and recorded as Open Space Parcel A and Open Space Parcel B in the Sandy Brae Meadows Plan of Lots, as recorded in Plan Book Volume 44, Pages 241-243, situate in the Township of North Strabane, County of Washington, Commonwealth of Pennsylvania.

Being Parcel Nos.: 520-015-08-00-0016-00
520-015-08-00-0017-00

UNDER AND SUBJECT to exceptions, reservations, conditions, restrictions, easements, rights of way, etc, as contained in the record of chain of title or as may be visible, or in place of the premises.

EXCEPTING AND RESERVING unto Grantor, its successors and assigns, all right, title and interest to all oil, gas, methane gas, and similar minerals (other than coal or stone) below the surface, all of which to the extent present are reserved to Grantor and not transferred or conveyed to Grantee.

with the appurtenances: **TO HAVE AND TO HOLD** the same to and for the use of the said Grantee, its successors and assigns forever, and the Grantor, for its successors and assigns, hereby covenants and agrees that it will **WARRANT GENERALLY** the property hereby conveyed.

NOTICE – THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREINM AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATE OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.)

WITNESS:

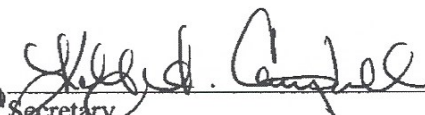
SANDY BRAE COMMUNITY SERVICES
ASSOCIATION, INC.

By: _____

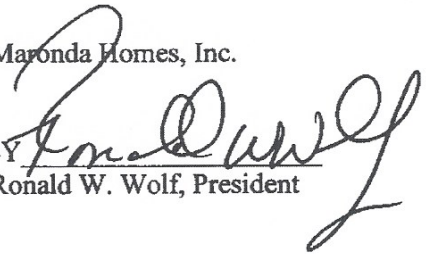
This Deed is made under and by virtue of a Resolution of the Board of Directors of the Grantor duly passed at a regular meeting thereof, held on the 20th day of December, 2012 a full quorum being present, authorizing and directing the dame to be done.

IN WITNESS WHEREOF, The said Grantor has caused it's common and corporate seal to be affixed to these presents by the hand of its President, and the same to be duly attested by its Secretary dated and the day and year first above written.

ATTEST:


Assistant Secretary

Maronda Homes, Inc.

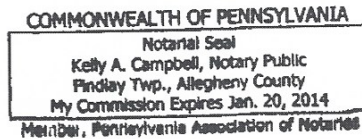
BY 
Ronald W. Wolf, President

COMMONWEALTH OF PENNSYLVANIA)
) SS:.
COUNTY OF ALLEGHENY)

On this 19th day of February, A.D., 2013, before me, a Notary Public, the undersigned officer, personally appeared **Ronald W. Wolf**, who acknowledged himself to be the President of Maronda Homes, Inc., a Pennsylvania corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public



Certificate of Residence

I do hereby certify that the Tax Bill Address of the within named grantee/s is

Acri Realty Corporation
Name/Mortgage Company

In Care Of (if required)

290 Perry Highway
Address

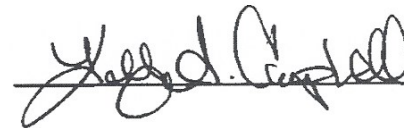
Pittsburgh, PA 15229
City, State and Zip Code

I do hereby certify that the Owner Mailing Address of the within named grantee/s is

Acri Realty Corporation
In Care Of (if required)

290 Perry Highway
Address

Pittsburgh, PA 15229
City, State and Zip Code



DEBORAH BARDELLA
RECORDER OF DEEDS
WASHINGTON, PA
Pennsylvania
INSTRUMENT NUMBER
201305726
RECORDED ON
Feb 27, 2013
11:07:25 AM
Total Pages: 3

STATE REALTY FEES \$20.00
RECORDING FEES \$73.50
SCHOOL REALTY FEES \$10.00
LOCAL REALTY FEES \$10.00
TOTAL PAID \$113.50

INV: 541365 USER: TW

WASHINGTON, PA