

CERTIFICATE OF INCORPORATION

OF

THE RADBURN ASSOCIATION

AS AN ASSOCIATION NOT FOR PECUNIARY PROFIT

This is to certify that we, Charles S. Ascher, Charles B. Barnes, Alexander M. Bing, Louis Brownlow,, John H. Carlisle, Herbert Emmerich, Spaulding Frazer, Henrietta H. Hawes, and Bertram H. Saunders, do hereby associate ourselves into an Association not for pecuniary profit under and by virtue of the provisions of an Act of the Legislature of the State of New Jersey entitled "An Act to Incorporate Associations not for Pecuniary Profit" (Laws of 1898, page 422) and the several supplements thereto and acts amendatory thereof, and do certify as follows:

FIRST: (Name) The name of the Association is "THE RADBURN ASSOCIATION

SECOND: The location of the principal office in the State of New Jersey is at Fair Lawn Avenue in the Borough of Fair Lawn, County of Bergen. The name of the agent therein and in charge thereof upon whom process against this Association may be served is Louis Brownlow.

THIRD: (Purposes: Street and Park Maintenance) The objects for which this Association is formed are:

(Purposes: Street and Park Maintenance) The objects for which this Association

(1) To improve, maintain, light, clean, remove snow from, and care for the commons, parkways, streets, lanes, sidewalks and footways lying within property shown upon a map entitled "Map of Section 1 of Radburn, Property of City Housing Corporation, in the Borough of Fair Lawn, Bergen County, N.J." dated February 8, 1929., and filed in the office of the Clerk of Bergen County on March 4., 1929, as Map No. 2490 or lying within any other tract or parcel of land in the Boroughs of Fair Lawn, Paramus, or Glen Rock which the Board of Trustees of this Association determines by resolution to be so located that the same may be conveniently and properly improved, developed and maintained in connection with the above described property and for the mutual benefits of the residents upon the above described property, or such additional tracts or parcels.

Whenever used in this Certificate of Incorporation the words "The Property" shall include the property above described and such other tracts or parcels as the Board of Trustees of this Association may from time to time determine by resolution to be so located that the same may conveniently and properly be improved, maintained, and developed in connection with the property above described.

(2) (Fire and Police Protection) To provide and maintain fire and police protection for The Property, the structures thereon, and the residents thereof.

(3) (Ash and Garbage Removal) To provide and maintain services for the collection and removal of ashed, garbage and refuse from the Property and building thereon.

(4) (Sewer Maintenance) To acquire or construct storm, surface, and ground water drains and sanitary sewers and to reconstruct, maintain, and repair them after they have once been acquired or constructed, and to accept and exercise such rights 'in or authority over the same and rights of way for the same within or without The Property as it may hereafter acquire and as may be reasonably necessary properly to serve and protect the land within The Property.

(5) (Recreation Facilities) To acquire, equip, construct, maintain, and supervise within or without The Property playgrounds, parks,, club houses, community centers, tennis courts, athletic fields, golf courses, swimming pools, and recreation facilities of every kind and character, and facilities for the enhancement of community life, with the right to fix and collect charges for the use thereof.

(6) (Ornamental Structures) To acquire, improve and maintain entrance gateways,, ornamental fences, street signs, fountains,-,monuments, and other public ornamental structures within The Property.

(7) (Maintenance of Unkempt Lands) To care for vacant, unimproved land or unkempt plots contiguous to or within The Property, to remove grass, weeds, and rubbish therefrom and to do any things necessary or desirable in the opinion of The Board of Trustees to keep such property neat and in good order, with the right where granted by covenants or agreements affecting The Property or any part thereof to recover the cost of such care from the owners of the premises affected.

(8) (Street Tree Maintenance) To plant, spray, trim, protect, and replant trees, shrubbery and grass within the lines of streets, walks, and other public places within The Property, including those deeded to the municipality or otherwise dedicated to public use.

(9) (Co-Operation with Municipality) To supplement to such an extent and for such time as may seem desirable in the opinion of The Board of Trustees any existing or future municipal services in behalf of the functions specified in paragraphs (1) to (8) inclusive above and to reimburse any municipality in whole or in part for the furnishing of such services.

(10) (Approval of Designs, Supervision of Structures; Enforcement of Restrictions) To examine and approve designs for the erection or alteration of structures within The Property insofar as such rights shall be conferred by covenants or agreements affecting premises within The Property; to supervise the construction or alteration of structures pursuant to such designs; to pay the expenses incidental to such examination, approval, and supervision, and to fix and collect such fees and charges for such examination, approval and supervision as may be determined from time to time by The Board of Trustees; to enforce the covenants, conditions, and restrictions at any time created for the benefit of The Property or to which The Property or any part thereof may at any time be subject, and to pay all expenses of administration and charges, legal or otherwise, necessary for the enforcement thereof.

(11) (Determination and Collection of Charge) From time to time to fix the charges which may be created against or made liens upon The Property or any part thereof by any deed, covenant, or agreement affecting the same; to collect and enforce such

charges and to pay the expenses of collection and enforcement of such charges and liens.

(12) (Interpretation and Amendment of Restrictions) To exercise such powers of control, interpretation, construction, consent, decision, determination, modification, amendment extension, cancellation, or annulment with references to conditions, restrictions, and charges imposed upon The Property as may be vested in, delegated to, or assigned to The Association, and to assign, delegate, or transfer any such powers or duties to any other municipal or private corporation or association.

(13) (Public Utility Easements) To acquire and control easements within or without The Property for passage or for the installation and maintenance of public utilities, or any public or quasi-public services or facilities for the benefit of The Property or any part thereof, and to grant such easements over and upon any land owned by the Association for the benefit of The Property or any part thereof.

(14) (Payment of Taxes) To pay all taxes and assessments, if any, which may be levied by any authority upon the property owned by the Association or upon the streets highways, parks, commons, footways, walks, lane, or other open spaces maintained and lands acquired for the general use of residents within The Property.

(15) (Right to Acquire Property or Borrow Money) To take and hold by lease, gift, purchase, grant, devise, or bequest any property, real or personal, as may be necessary or desirable for attaining the objects and carrying into effect the purposes of The Association, and to transfer and convey all or any such real and personal property; to borrow money for the purposes of The Association, and to issue its notes or bonds therefor, and to secure the same by mortgage.

(16) To employ such agents, attorneys, employees, and subordinates as may be necessary or desirable for carrying into effect the purposes of The Association, and to maintain offices within or without the State of New Jersey.

(17) (General Purpose Clause) Insofar as permitted by the Laws of the State of New Jersey, to do any other thing that in the opinion of the Board of trustees may be of general benefit to the residents of The Property and to acquire and maintain property and expend money and do any and all things to promote the health, safety, and welfare of residents within The Property, and to provide for education, recreation and the enhancement of social life and community welfare within The Property; the foregoing specific powers being by way of illustration and not by way of limitation.

FOURTH: (Trustees to be Nine in Number) The number of Trustees shall be nine, and the names of the Trustees selected for the first year in the Association A's existence are:

Charles S. Ascher	Croton-On-Hudson, New York
Charles B. Barnes	4131 Carolin St., L.I. City, N.Y.
Alexander M. Bing	115 5 Park Ave., New York City
Louis Brownlow	Fair Lawn, N.J.
John H. Carlisle	129 Prospect St., Passaic, N.J.
Herbert Emmerich	12 Donellan Rd., Scarsdale, N.Y.
Spaulding Frazer	Bernardsville, N.J.
Henrietta H. Hawes	64 Overlook Ave., Ridgewood, N.J.

Bertram H. Saunders 384 Van Houten St., Paterson, N.J.

FIFTH: (Existence Unlimited) The period of existence of this Association is unlimited.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the first day of March, 1929. Signed, sealed and delivered in the presence of:

Elfrieda Eichel Charles S. Ascher L.S.
Elfrieda Eichel Charles B. Barnes L.S.
Elfrieda Eichel Alexander M. Bing L.S.
V.C. Westervelt Louis Brownlow L.S.
Helen Cakall John H. Carlisle L.S.
Elfrieda- Eichel Herbert Emmerich L.S.
Kay Bab Spaulding Frazer L.S.
Ruth L. Morison Henrietta H. Hawes L.S.
V-C. Westervelt Bertram H. Saunders L.S.

(Acknowledgments by the nine several incorporators annexed to original)
Original endorsed:

"Received in the Office of the Clerk of Bergen County, New Jersey, on the 19th day of Mar. A.D., 1929 at 3:04 o'clock P.M., and recorded in Book 25, Page 20, of Inc.

James W. Mercer Clk.

"FILED AND RECORDED
Mar. 22, 1929
Joseph F.S. Fitzpatrick, Secretary of State"