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The Commonwealth of Massachusetts
William Francis Galvin
Secretary of the Commonwealth
One Ashburton Place, Boston, Massachusetts 02108-1512

FORM MUST BE TYPED

Restated Articles of Organization

FORM MUST BE TYPED

(General Laws Chapter 156D, Section 10.07; 950 CMR 113.35)

- (1) Exact name of corporation: Far Hills Association, Inc.
- (2) Registered office address: 13 Blueberry Road, Ashburnham, MA -1430
(number, street, city or town, state, zip code)
- (3) Date adopted: February, 21, 2024
(month, day, year)
- (4) Approved by:
(check appropriate box)
☒ the directors without shareholder approval and shareholder approval was not required;
OR
☐ the board of directors and the shareholders in the manner required by G.L. Chapter 156D and the corporation's articles of organization.
- (5) The following information is required to be included in the articles of organization pursuant to G.L. Chapter 156D, Section 2.02 except that the supplemental information provided for in Article VIII is not required:*

ARTICLE I

The exact name of the corporation is:

Far Hills Association, Inc.

ARTICLE II

Unless the articles of organization otherwise provide, all corporations formed pursuant to G.L. Chapter 156D have the purpose of engaging in any lawful business. Please specify if you want a more limited purpose:**

To carry out duties and responsibilities of a Homeowner's Association as defined in IRS Code 528 for the operation of the residential properties and appurtenant tracts and improvements in the Far Hills Subdivision, Located in Ashburnham, Massachusetts.

For additional statement of purpose, see Page II A attached hereto.

* Changes to Article VIII must be made by filing a statement of change of supplemental information form.
** Professional corporations governed by G.L. Chapter 156A and must specify the professional activities of the corporation.

ARTICLE III

State the total number of shares and par value, * if any, of each class of stock that the corporation is authorized to issue. All corporations must authorize stock. If only one class or series is authorized, it is not necessary to specify any particular designation.

WITHOUT PAR VALUE		WITH PAR VALUE		
TYPE	NUMBER OF SHARES	TYPE	NUMBER OF SHARES	PAR VALUE
Common	600	Common	None	
Preferred	None	Preferred	None	

ARTICLE IV

Prior to the issuance of shares of any class or series, the articles of organization must set forth the preferences, limitations and relative rights of that class or series. The articles may also limit the type or specify the minimum amount of consideration for which shares of any class or series may be issued. Please set forth the preferences, limitations and relative rights of each class or series and, if desired, the required type and minimum amount of consideration to be received.

Not applicable

ARTICLE V

The restrictions, if any, imposed by the articles or organization upon the transfer of shares of any class or series of stock are:

See Page V A attached hereto.

ARTICLE VI

Other lawful provisions, and if there are no such provisions, this article may be left blank.

Note: The preceding six (6) articles are considered to be permanent and may be changed only by filing appropriate articles of amendment.

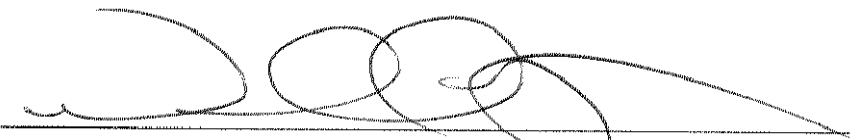
**G.L. Chapter 156D eliminates the concept of par value, however a corporation may specify par value in Article III. See G.L. Chapter 156D, Section 6.21, and the comments relative thereto.*

ARTICLE VII

The effective date of organization of the corporation is the date and time the articles were received for filing if the articles are not rejected within the time prescribed by law. If a later effective date is desired, specify such date, which may not be later than the 90th day after the articles are received for filing:

It is hereby certified that these restated articles of organization consolidate all amendments into a single document. If a new amendment authorizes an exchange, or effects a reclassification or cancellation, of issued shares, provisions for implementing that action are set forth in these restated articles unless contained in the text of the amendment.

Specify the number(s) of the article(s) being amended: V

Signed by:  _____
(signature of authorized individual)

- Chairman of the board of directors,
- ✓ President,
- Other officer,
- Court-appointed fiduciary,

on this 5th day of March, 2024.

Page II A

- a. To provide and foster the social and civic welfare of the residents and owners of real estate of that section of Ashburnham generally known as the Sunset Lake and community, to engage in any and all activities, which shall serve to improve civic standards, good fellowship, among the members, educational and recreational facilities, the general welfare and residential desirability of the area. To acquire by purchase, lease or otherwise and maintain parks, beaches, woodlands, picnic areas, beach houses, buildings or any other facilities for the general use and recreation of the members of the Association, and in connection with all of the aforementioned purposes, the right to own and hold real estate.
- b. Also, to build and maintain roads, to acquire title to and hold private roads, rights of way, and other lands, as may be granted to it by deed or otherwise, for the benefit of all of the members of the Association; to provide for the maintenance, improvement, repair and upkeep of all private roads and the appurtenant bathing beach and other appurtenant facilities; to own real estate and personal property and to provide for the construction, maintenance, improvement and repair of such buildings and other structures and equipment as may be necessary or desirable for the attainment of any of the purposes of the Association; to borrow money for its lawful corporation purposes and to issue bonds, notes or certificates of indebtedness therefore; to impose and collect dues from its members for the purposes of meeting the cost of improvements, maintenance and operation of the real and personal property acquired or operated or maintained by the Association and to sue and take such other action as is lawful for the collection of the debts.
- c. To promote, advance, support, sponsor, foster, stimulate, cultivate, initiate, undertake, co-ordinate, and otherwise encourage, wholesome social, recreational, athletic and related community activities, by, with or through any and all appropriate and lawful groups, assemblies, meetings, teams, competitions, entertainments, and by, with or through any other appropriate and lawful means.
- d. To employ any and all necessary experts and personnel to conduct and further the purposes of the Association.
- e. For its corporate purpose, to acquire, purchase, sell, lease, improve, maintain, manage operate, conduct, control, supervise, direct, fit out, license the use of the facilities of, and generally deal in and with, any and all real and personal property, necessary, useful and convenient.
- f. To do all and everything, including the making and carrying out of any contracts, necessary, suitable and proper for the accomplishment of the purpose or the furtherance of said purpose and any of the powers heretofore set forth and as may otherwise be authorized by law, and to do every other act or acts, thing or things, incidental or pertaining to or growing out of or connected with the aforesaid purpose or powers, or any part or parts, thereof, provided the same are not inconsistent with the Laws of the Commonwealth of Massachusetts.

Page V A

A share of stock in the corporation shall correspond to ownership interest in the land of Far Hills Subdivision as follows:

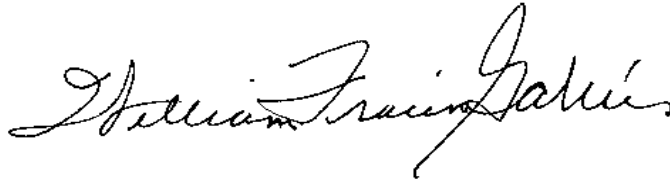
- a. One share of stock shall exist for each owner of at least one lot of the subdivision:
 1. Where one member owns or has contracted to purchase one or more lots with no more than one house on such lot or lots, such combination of lots shall constitute one share. Dues and voting rights are defined in the By-laws.
 2. Where a lot is subdivided into non-building lot parcels, to be combined with an adjacent buildable lot, the combined resultant lot shall retain the status of shareholder.
- b. 100 shares of stock for Sunset Lake and the land lying beneath Sunset Lake.
- c. 25 shares of stock for the roads of Far Hills Subdivision, for the various dikes, boat ramps, dam and spillway, and the various beach recreation areas.

Shares of stock shall vest in the legal owner of the lots or other premises as determined by instruments duly recorded at the Worcester Northern District Registry of Deeds or the Worcester Southern District Registry of Deeds, as applicable, including the heirs, assigns, executors or administrators of deceased stockholders.

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

March 06, 2024 03:36 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive, flowing style with a large initial 'W' and 'G'.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth