

# Certificate of Incorporation

of

McKOWNVILLE IMPROVEMENT ASSOCIATION, INC.,

*under section 402 of the Not-for-Profit Corporation Law*

IT IS HEREBY CERTIFIED THAT:

- (1) *The name of the corporation is McKownville Improvement Association, Inc.*
- (2) *The corporation is a corporation as defined in subparagraph (a)(5) of section 102 (Definitions) of the Not-for-Profit Corporation Law.*
- (3) *The purpose or purposes for which the corporation is formed are as follows: To promote the health, safety and welfare and general public interest of the residents within that geographic portion of the Town of Guilderland, Albany County, New York, within the boundary lines of the McKownville Fire District, as of the date hereof, for the purposes, among other things, to*
  - (A) *Take all appropriate action by instituting legal proceedings or otherwise to provide and encourage the provisions for the residents within the above described geographic area the best possible water facilities, sewer facilities, fire facilities, fire protection, police protection, street and highway services, and recreational programs and facilities;*
  - (B) *Provide for the future development of the area by taking all appropriate actions, including legal proceedings, to insure that the future development of the above described geographical area is in the best interests of the residents of the area;*
  - (C) *Preserve the residential character of the above described area by taking all appropriate actions, including legal proceedings, to see that present zoning laws are enforced and that future zoning enactments and/or variances, special use permits, spot zoning, strip zoning or other such devices, do not alter said residential character or in any form or manner injuriously affect the quality of life in said area;*
  - (D) *Own, acquire, build, operate and maintain buildings, structures, reservoirs, sewer facilities, water facilities, recreational facilities, parks, vacant land areas, commons, streets, footways, including all personal property and appurtenances appropriate thereto, and any and all other types of property both real and personal;*
  - (E) *Supplement municipal services;*
  - (F) *To enforce any and all covenants, restrictions and agreements applicable;*
  - (G) *Pay taxes, if any, on the properties and facilities;*
  - (H) *To do any other act or thing incidental to or connected with the foregoing purposes or in advancement thereof.*

*The corporation, in furtherance of its corporate purposes above set forth, shall have all the powers enumerated in section 202 of the Not-for-Profit Corporation Law, subject to any limitations provided in the Not-for-Profit Corporation Law or any other statute of the State of New York.*