

STATE DEPARTMENT OF ASSESSMENTS AND TAXATION
REC'DARTICLES OF INCORPORATION

APPROVED FOR RECORD

1/15/77

OFCROFTON CHASE HOMEOWNERS ASSOCIATION, INC.

Ok. In compliance with the requirements of the Corporations and Associations Article of the Annotated Code of Maryland, the undersigned, who is a resident of the State of Maryland and who is of full age, has this day voluntarily formed a corporation not for profit and does hereby certify:

ARTICLE I

The name of the corporation is CROFTON CHASE HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

The principal office of the Association is located at 121 Cathedral Street, P.O. Box 868, Annapolis, Maryland 21404.

ARTICLE III

Charles F. Delavan, whose address is 121 Cathedral Street, P.O. Box 868, Annapolis, Maryland 21404, is hereby appointed the initial resident agent of this Association.

ARTICLE IVPURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and control of that certain tract of property described on Exhibit "A" attached hereto and made a part hereof as the same may be expanded from time to time, and to promote the health, safety and welfare of the

STATE OF MARYLAND

I hereby certify that this is a true and complete copy of the page document on file in this office. DATED: 01-18-90

STATE DEPARTMENT OF ASSESSMENTS AND TAXATION

BY: 

This stamp replaces our previous certification system. Effective: 10/84

8 00100001

residents within the "Crofton Chase" Subdivision and any additions thereto as may hereafter be brought within the jurisdiction of this Association, for the following purposes:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Land Records of Anne Arundel County and as the same may be amended from time to time as herein provided;

(b) fix, levy, collect and enforce payment by any lawful means, of charges or membership fees; to pay all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the land of the Association to any public agency, authority, or utility for

such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer except that the Board of Directors may, by majority vote, authorize the granting of such rights-of-way and easements as it may deem necessary or desirable in furtherance of the objectives of the Association;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional property provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) have and exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Maryland by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from

ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration) and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) on January 1, 1997.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed after the first annual meeting, by a Board of five (5) Directors, who need not be members of the Association. The number of directors may be changed by amendment by the By-Laws of the Association to provide

for either three (3) or five (5) directors. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Karen R. McJunkin	c/o NVLand, Inc. 6820 Elm Street McLean, Virginia 22101
Walter A. Gowan	c/o NVLand, Inc. 6820 Elm Street McLean, Virginia 22101
Thomas E. Marshall	c/o NVLand, Inc. 6820 Elm Street McLean, Virginia 22101

At the first annual meeting the members shall elect two directors for a term of one year, two directors for a term of two years and one director for a term of three years; and at each annual meeting thereafter the members shall elect one or two directors for a term of three years.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to

any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

NO CAPITAL STOCK

Pursuant to Section 5-202(a) of the Corporations and Associations Article of the Annotated Code of Maryland, the Association has no authority to issue capital stock.

ARTICLE XI

AMENDMENTS

Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership. Notwithstanding anything in these Articles to the contrary, the Class B member shall have the right to amend these Articles to comply with all requirements of the Veterans Administration, the Federal Housing Administration, FNMA and/or FHLMC, without the assent of the Class A members.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Maryland, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 16th day of January, 1990.

Charles F. Delavan
Charles F. Delavan

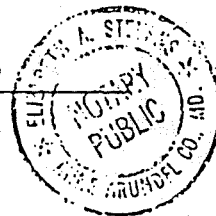
STATE OF MARYLAND

COUNTY OF ANNE ARUNDEL

I HEREBY CERTIFY, that on this 16th day of January, 1990, before me, the subscriber, a Notary Public of the State of Maryland, in and for the aforesaid County, personally appeared Charles F. Delavan, and he acknowledged the foregoing Articles of Incorporation to be his act.

Witness my hand and notarial seal the day and year above written.

Elizabeth Stevens
Notary Public



My Commission expires: 7/1/90

A:MAYFAIR.AOI 5.0
CFD #9(a) 11/15/89

WV

State Department of Assessments and Taxation

Gene L. Burner, Director

DOCUMENT CODE 02 BUSINESS CODE 03-04 COUNTY S?

_____ P.A. _____ Religious _____ Close _____ Stock _____ Nonstock _____

Merging
(Transferor) _____

Surviving
(Transferee) _____

CODE	AMOUNT	FEE REMITTED
10	<u>50</u>	Expedited Fee
20	<u>20</u>	Organ. & Capitalization
61	<u>20</u>	Rec. Fee (Arts. of Inc.)
62	_____	Rec. Fee (Amendment)
63	_____	Rec. Fee (Merger or Consolidation)
64	_____	Rec. Fee (Transfer)
65	_____	Rec. Fee (Dissolution)
66	_____	Rec. Fee (Revival)
52	_____	Foreign Qualification
50	_____	Cert. of Qual. or Reg.
51	_____	Foreign Name Registration
13	<u>13</u>	<u>1</u> Certified Copy <u>7p</u>
56	_____	Penalty
54	_____	For. Supplemental Cert.
53	_____	Foreign Resolution
73	_____	Certificate of Conveyance
76	_____	Certificate of Merger/Transfer
75	_____	Special Fee
80	_____	For. Limited Partnership
83	_____	Cert. Limited Partnership
84	_____	Amendment to Limited Partnership
85	_____	Termination of Limited Partnership
21	_____	Recordation Tax
22	_____	State Transfer Tax
23	_____	Local Transfer Tax
31	_____	Corp. Good Standing
NA	_____	Foreign Corp. Registration
87	_____	Limited Part. Good Standing
71	_____	Financial
600	_____	_____ Personal
	_____	Property Reports and late filing penalties
70	_____	Change of P.O. F.A. or R.A.A.
91	_____	Amend/Cancellation, For. Limited Part.
	_____	Other
	_____	Other

Name Change
(New Name) _____

- _____ Change of Name
- _____ Change of Principal Office
- _____ Change of Resident Agent
- _____ Change of Resident Agent Address
- _____ Resignation of Resident Agent
- _____ Designation of Resident Agent and Resident Agent's Address
- _____ Other Change _____

Code 140

ATTENTION: _____

Charles F. [Signature]

MAIL TO ADDRESS: _____

TOTAL FEES 103.00

☒ Check ☐ Cash

Documents on _____ checks

APPROVED BY: [Signature]

NOTE: Information at #4.3.11

Expedited [Signature]

BOOK 240 1-802

ARTICLES OF INCORPORATION
OF
CROFTON CHASE HOMEOWNERS ASSOCIATION, INC.

APPROVED AND RECEIVED FOR RECORD BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION
OF MARYLAND JANUARY 18, 1990 AT 8:22 O'CLOCK A. M. AS IN CONFORMITY
WITH LAW AND ORDERED RECORDED.

ORGANIZATION AND
CAPITALIZATION FEE PAID:

\$ 20.00

RECORDING
FEE PAID:

\$ 20.00

SPECIAL
FEE PAID:

\$

D2941326

TO THE CLERK OF THE COURT OF

ANNE ARUNDEL COUNTY

IT IS HEREBY CERTIFIED, THAT THE WITHIN INSTRUMENT, TOGETHER WITH ALL ENDORSEMENTS THEREON, HAS
BEEN RECEIVED, APPROVED AND RECORDED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND.

RETURN TO:
BLUMENTHAL, WAYSON, DOWNS AND
CHARLES F. DELAVAN
POST OFFICE BOX 868
121 CATHEDRAL STREET
ANNAPOLIS

MD 21404 0868

139C3032055

A 316415



RECORDED IN THE RECORDS OF THE

STATE DEPARTMENT OF ASSESSMENTS

AND TAXATION OF MARYLAND