

Ann's

ARTICLES OF INCORPORATION

OF

LAKE JENNIFER COMMON HOMES ASSOCIATION, INC.

529

approved and received for record by the State Department of Assessments and Taxation
of Maryland November 16, 1978 at 8:30 o'clock A. M. as in conformity
with law and ordered recorded. 7

Recorded in Liber 2430, folio 3480, one of the Charter Records of the State
Department of Assessments and Taxation of Maryland.

Bonus tax paid \$ 20.00 Recording fee paid \$ 22.00 Special Fee paid \$ _____

To the clerk of the Circuit Court of Montgomery County

IT IS HEREBY CERTIFIED, that the within instrument, together with all indorsements thereon, has
been received, approved and recorded by the State Department of Assessments and Taxation of Maryland.

AS WITNESS my hand and seal of the said Department at Baltimore.

William J. Summers

A 78970

ARTICLES OF INCORPORATION

OF

LAKE JENNIFER COMMON HOMES ASSOCIATION, INC.

FIRST: This is to certify that I, the subscriber, Richard E. Ward, 1300 Piccard Drive, Rockville, Maryland 20850, being at least twenty-one years of age, do under and by virtue of the General Laws of the State of Maryland authorizing the formation of corporations, hereby form a Corporation by the execution and filing of these Articles.

SECOND: The name of the Corporation (hereinafter called the "Corporation") is LAKE JENNIFER COMMON HOMES ASSOCIATION, INC. I

THIRD: The Corporation is organized, and shall be operated as a non-profit membership corporation, and no part of the net earnings of the Corporation shall inure to the benefit of or be distributed to its members, directors, officers, or other private persons, except that the Corporation is authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes herein provided in Article FOURTH.

FOURTH: The purposes for which the Corporation is formed are as follows:

1. To promote the health, safety and welfare of the residents within the Property described in the Declaration of Covenants, referred to more particularly below (and any additions, thereto as may be brought within the jurisdiction of this Corporation) and for this purpose to:

a. exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation as set forth in that certain Declaration of Covenants, Conditions and Restrictions (hereinafter called the "Declaration") recorded in Liber 1048, Folio 849, Land Records of the Circuit Court for Frederick County, Maryland, as the same may be amended from time to time as therein provided.

1979 MAY 18 AM 10:03
CLERK'S OFFICE
FREDERICK COUNTY, MD
15869, MICHEL
& STERN
FREDERICK, MARYLAND

b. fix, levy, collect and enforce payment, by any lawful means, of all charges or assessments pursuant to the terms of the Declaration and to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Corporation, including all licenses, taxes or governmental charges levied or imposed against the Property or other assets of the Corporation;

c. provide garbage and trash collection, snow removal, supplemental police protection and supplemental municipal services; if the same shall be provided for by bylaws, resolutions, or other action of this Association;

d. 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 Corporation;

e. own, acquire (by gift, purchase or otherwise), build, operate, and maintain recreation parks, playgrounds, swimming pools, commons, streets, footways, including buildings, structures, personal properties incident thereto (all of the foregoing being hereinafter called the "Common Areas:");

f. 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;

g. grant such easements upon, over, under and across the Common Areas for sewer, water, storm water drainage, gas, electric and telephone lines and for such other public utilities as are proper and convenient for the use and enjoyment of the buildings erected and to be erected in the subdivision of the Property, which subdivision is known or is to be known as Lake Jennifer.

h. grant easements and/or licenses for ingress and egress over the Common Areas for trash collection, snow removal, police protection and such other purposes as are proper for the use and benefit of the owners of houses erected and to be erected in the aforesaid subdivision;

i. with the assent of two-thirds (2/3) of each class of members, dedicate, sell, lease, or transfer all or any part of the Common Areas to any public agency, authority, corporation, individual, or utility for such purposes and subject to such conditions as may be agreed to by the members;

j. exercise any and all powers, rights and privileges which a non-stock corporation organized under the laws of the State of Maryland may have as such laws now exist or are hereafter in effect.

FIFTH: The Corporation shall not be authorized to issue capital stock. Every person or entity who is a record owner of a fee or undivided fee interest in any lot or living unit in the aforesaid subdivision, which lot or living unit is subject under the Declaration to assessment by the Corporation, including contract sellers, shall be a member of the Corporation, such persons or entities being hereinafter collectively referred to as the "Owners". The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation or as trustees under any instrument securing such an obligation. Memberships shall be appurtenant to and may not be separated from ownership of any lot or living unit which is subject to assessment by the Corporation.

SIXTH: The Corporation shall have two classes of voting memberships:

Class A: Class A members shall be all persons, groups of persons or entities who are record owners of a fee interest in any unit which is or becomes subject by covenants of record to assessment by the Association, except as specified in Fifth above. Class A members shall be entitled to one vote for each unit in which they hold the interest required for membership. When more than one person holds an interest in any lot or living unit, all such persons shall be members. The vote for such lot or living unit shall be exercised as they, among themselves determine, but in no event shall more than one vote be cast with respect to any lot or living unit.

Class B: There shall be 69 Class B memberships, which shall be issued to the Declarant, its nominee or nominees. Each Class B membership shall lapse and become a nullity on the occurrence of the first of the following:

(I) 30 days following the date upon which the total authorized , issued and outstanding Class A membership equals 23, or

(II) on January 1, 1988, or

(III) upon surrender of said Class B memberships by the holders thereof for cancellation on the books of the Association.

SEVENTH: The number of directors of the Corporation shall be three (3), which number may be increased pursuant to the bylaws of the Corporation, but shall never be less than three (3); and the names of the directors who shall act until the first annual meeting or until their successors are duly chosen and qualify are Richard E. Ward, Doris J. Ward and Kathy Engquist.

EIGHTH: The initial Board of Directors of the Corporation will have the right to establish bylaws for the governing of the affairs of the Corporation.

Said bylaws shall provide for an annual meeting of the membership of the Corporation and shall fix the quorum for such meetings.

Said bylaws may be amended by the vote of a two-thirds (2/3) majority of those present and voting in person or by proxy at any membership meeting of the Corporation duly called for that purpose.

NINTH: Additions to the properties described in Article FOURTH may be made only in accordance with the provisions of the recorded covenants and restrictions applicable to said properties. Such additions, when properly made under the applicable covenants, shall extend the jurisdiction, functions, duties and membership of the Corporation to such properties.

TENTH: Subject to the provisions of the Declaration, and to the extent permitted by law, the Corporation may participate in mergers and consolidations with other non-profit corporations organized for the same purposes; provided, however, that any such merger or consolidation shall have the assent of two-thirds (2/3) of the votes of each class of members who are entitled to vote upon such merger or consolidation at a meeting duly called for this purpose, written notice of which shall be mailed to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

ELEVENTH: The Corporation 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 Corporation, other than incident to a merger or consolidation, the assets of the Corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Corporation 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. No such disposition of Corporation properties shall be effective to divest or diminish any right or title of any member vested in him under the Declaration unless made in accordance with the provisions thereof.

TWELFTH: The Corporation shall exist perpetually.

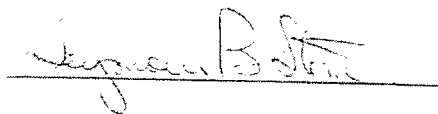
THIRTEENTH: The post office address of the principal office of the Corporation in Maryland is: 1300 Piccard Drive, Rockville, Maryland 20850.

The name and post office address of the resident agent of the Corporation in Maryland is: Reichard E. Ward, 1300 Piccard Drive, Rockville, Maryland 20850. Said resident agent is a citizen of Maryland and actually resides therein.

FOURTEENTH: Amendment of these Articles shall require the assent of two-thirds (2/3) of each class of membership.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation on this 3rd day of October, 1978.

WITNESS:

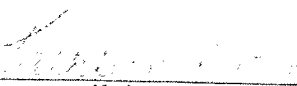


 (SEAL)
Richard E. Ward

STATE OF MARYLAND, FREDERICK COUNTY, TO WIT:

I HEREBY CERTIFY that on this 3 day of October, 1978, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Richard E. Ward, acknowledged the foregoing Articles of Incorporation to be his act and deed.

WITNESS my hand and Notarial Seal.


Notary Public
Kathleen M. Enquist

