

Articles of Incorporation

08-10-90 8:34

ARTICLES OF INCORPORATION STATE DEPARTMENT OF ASSESSMENT AND TAXATION

OF

APPROVED FOR PAYMENT

Handwritten initials

OLNEY OAKS SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC. 8/27/90 at 8:40 a

In compliance with the requirements of Corporations and Associations, Title 2, Annotated Code of Maryland (1975), and any amendments thereto, the undersigned, all of whom are at least eighteen (18) years of age, have this day, by execution of these Articles, voluntarily declared themselves to be an incorporator for the purpose of forming a non-stock, non-profit corporation pursuant to the general laws of Maryland, and do hereby certify:

ARTICLE I NAME OF CORPORATION

The name of the Corporation is OLNEY OAKS SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II PRINCIPAL OFFICE

The post office address of the principal office of the Association is 4416 Skymist Terrace , Olney, Maryland 20832.

ARTICLE III RESIDENT AGENT

The name of the resident agent is Christine Mehling whose address is 11829 Darnell Drive, Olney, MD 20832.

ARTICLE IV DEFINITIONS

The terms "Association", "Common Area", "Company", "Lots", "Owner", and "Property" as used in these Articles of Incorporation shall have the meanings set forth in the Declaration of Covenants, Conditions and Restrictions to the Olney Oaks Homeowners Association dated December 7, 1982 and recorded among the Land Records for Montgomery County in Liber 5972, folio 809 (and re-recorded in Liber 6175, folio 277), as amended by the First Amended Declaration of Covenants dated August 2, 1985 and recorded at Liber 6813, folio 001 among the aforesaid Land Records (and re-recorded in Liber 6813, folio 558), as amended by the Second Amended Declaration of Covenants dated December 5, 1985 and recorded at Liber 6942, folio 117 among the aforesaid Land Records, the Third Amended Declaration of Covenants dated February 27, 1988 recorded at Liber 8179, folio 557 among the aforesaid Land Records, and the Fourth Amended Declaration of Covenants dated April 11, 1989 recorded at Liber 8945, folio 149 (the "Declaration"), and as amended from time to time in the future.

90 OCT -2 A 9: 23.3 CLERK'S OFFICE MONTGOMERY COUNTY, P.

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ARTICLE V
POWERS AND PURPOSES

This Association does not contemplate pecuniary gain or profit, direct or indirect, to the members thereof, and the specific purposes for which it is formed are to provide for or assure maintenance, preservation and architectural control of the Lots and Common Area within the community known as "OLNEY OAKS" within Montgomery County, Maryland, saving and excepting that part of the community covered by a Declaration creating the Olney Oaks Townhouse Association. For this purpose, the Association shall have the power and authority to:

(a) Exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in the Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the Property and recorded among the Land Records of Montgomery County, Maryland, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length and made a part hereof;

(b) Fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith, including all office expenses, licenses, taxes or governmental charges levied or imposed against the property of the Association and all other expenses incident to the conduct of the business 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, subject, however, to the requirements of the Declaration;

(d) Borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of the real or personal property owned by the Association as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority or utility, subject, however, to the requirements of the Declaration, and subject to such conditions as may be agreed to by the members.

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes; provided that, except as otherwise provided in the Declaration, any such merger, consolidation or annexation shall have the assent of sixty-seven percent (67%) of the votes of each class of members, sixty-seven percent (67%) of the holders of first mortgages on the Lots, as well as the consent of the Maryland National Capital Park and Planning Commission.

(g) Have and exercise any and all powers, rights and privileges which a non-stock, non-profit corporation organized under the laws of the State of Maryland by law may now or hereinafter have or exercise.

ARTICLE VI
NO CAPITAL STOCK

This Association is not authorized to issue any capital stock and shall not be operated for profit. The Association does not anticipate distributing dividends, gains or profits to its members. No member shall have any personal liability for the debts or obligations of the Association.

ARTICLE VII
MEMBERSHIP

All owners of Lots shall be members and shall be entitled to two (2) votes for each Lot owned. When more than one (1) person hold an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than two (2) votes be cast with respect to any Lot.

ARTICLE VIII
VOTING RIGHTS

Every person or entity who is a record owner of a fee or undivided fee interest of any Lot, including contract sellers, shall be a member of the Association; provided that any such person or entity who or which holds such interest merely as security for the performance of any obligation shall not be a member. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE IX
RIGHT OF ENJOYMENT

Every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject, however, to the terms of the Declaration and such rules and regulations as the Association may adopt.

ARTICLE X
BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors composed of not less than five (5) nor more than nine (9) persons. Initially, the Board shall consist of five (5) directors whose names and addresses are hereinafter listed. The names and addresses of the person who are to initially act in the capacity of directors until the selection of their successors are:

2265 1947

<u>NAME</u>	<u>ADDRESS</u>
<u>Christine Mehling, President</u>	P.O. Box 293 Olney, Maryland 20832
<u>Daniel Stromenger, Vice President</u>	P.O. Box 293 Olney, Maryland 20832
<u>Frank DeLalla, Treasurer</u>	P.O. Box 293 Olney, Maryland 20832
<u>David Bivans, Corresponding Secretary</u>	P.O. Box 293 Olney, Maryland 20832
<u>Dawn Loftus, Recording Secretary</u>	P.O. Box 293 Olney, Maryland 20832

The number, qualifications, powers duties, and tenure of the office of the directors and the manner by which directors are to be chosen shall be as prescribed and set forth in the By-Laws of the Association, subject, however, to the requirements of the Declaration. Officers of the Association shall be elected and shall serve as provided for in said By-Laws.

ARTICLE XI DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than sixty-seven percent (67%) of the members, as well as sixty-seven percent (67%) of the holders of the first mortgages of record on the Lots, and with the consent of the Maryland National Capital Park and Planning Commission. Written notice of proposal to dissolve, setting forth the reasons therefor and the disposition to be made of the assets (which shall be consonant with this Article XI), shall be mailed to every member and to every holder of a first mortgage of record on the Lots, not less than ten (10) days nor more than fifty (50) days in advance of any action to be taken. 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 XI DURATION

This Association shall exist perpetually.

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ARTICLE XII
AMENDMENTS

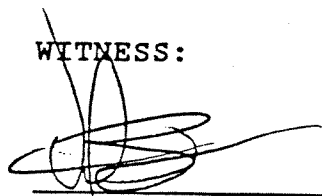
Amendment of these Articles shall require the assent of two-thirds (2/3) of the entire membership.

ARTICLE XIII
MISCELLANEOUS

Unless it is plainly evident from the context that a different meaning is intended, all terms used herein shall have the same meaning as they are defined to have in the Declaration.

IN WITNESS WHEREOF, the undersigned have signed, sealed and delivered these Articles of Incorporation and severally acknowledge same to be our act & deed on this 15th day of May, 1990.

WITNESS:

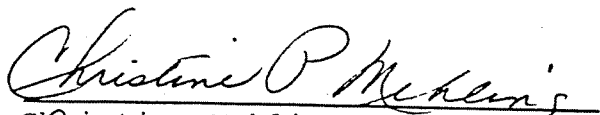


Laure R. P. Swain

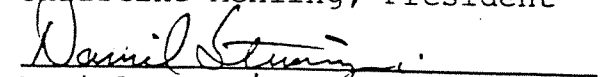
D. J. Stromenger

Barbara R. Stromenger

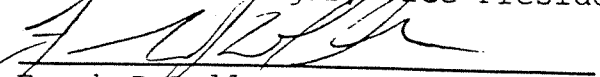
Barbara R. Stromenger



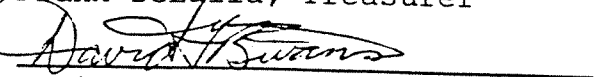
Christine Mehling, President



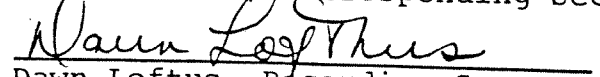
Daniel Stromenger, Vice President



Frank DeLalla, Treasurer



David Bivans, Corresponding Secretary



Dawn Loftus, Recording Secretary