

ARTICLES OF INCORPORATION  
OF  
COUNTRY PLACE HOME OWNERS ASSOCIATION, INC.

In compliance with the requirements of the laws of the State of Maryland, Corporations and Associations Article, Section 5-201, et. seq., the undersigned, who resides in the State of Maryland and who is of full legal age, is hereby forming a corporation not for profit and hereby certifies:

ARTICLE I

The name of the Corporation is Country Place HOME OWNERS ASSOCIATION, INC., hereafter called the "Association."

ARTICLE II

The address of the principal office of the Association is 838 Ritchie Highway, Suite 4, Severna Park, Maryland 21146. ✓

ARTICLE III

GEORGE W. STONE, whose address is 838 Ritchie Highway, Suite 4, Severna Park, Maryland 21146, is hereby appointed the initial resident agent of this Association; said resident agent is a citizen of the State of Maryland and actually resides therein. ✓

60108229

STATE OF MARYLAND  
I hereby certify that this is a true and complete copy of the  
page document on file in this office. DATED: 1-20-84  
STATE DEPARTMENT OF ASSESSMENTS AND TAXATION  
BY: [Signature]  
This stamp replaces our previous certification system. Effective: 10/84

## ARTICLE IV

### PURPOSE 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 to provide for maintenance, preservation and architectural control of the residence lots and Common Area within that certain tract of property described in "Exhibit A" attached hereto and made a part hereof, and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(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 Office of Land Records for Anne Arundel 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;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and 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 Common Area 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;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, 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 to exercise any and all powers, rights and privileges which a corporation organized under the Non-Stock 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 (2) classes of voting membership: Class A. Class A Members shall be all Owners, with the exception of the Declarant, and shall be entitled to one (1) vote for each lot owned. When more than one (1) 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 (1) vote be cast with respect to any lot.

Class B. The Class B Member(s) shall be the Declarant (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 the total votes outstanding in the Class B membership; or
- (b) five (5) years from the date of recordation of the Declaration.

#### ARTICLE VII

##### BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until selection of their successors are:

<u>Name</u>	<u>Address</u>
George W. Stone	838 Ritchie Highway, Suite 4 Severna Park, Maryland 21146
Charles S. Snyder	838 Ritchie Highway, Suite 4 Severna Park, Maryland 21146
Shirley A. Warfield	838 Ritchie Highway, Suite 4 Severna Park, Maryland 21146



At the first annual meeting the members shall elect three (3) directors for a term of one (1) year and at each annual meeting thereafter the members shall elect three (3) directors for a like term.

#### ARTICLE VIII

##### DISSOLUTION

The Association may be dissolved with the assets 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

##### CAPITAL STOCK

The Corporation has no authority to issue capital stock.

#### ARTICLE X

##### DURATION

The Corporation shall exist perpetually.

ARTICLE XI

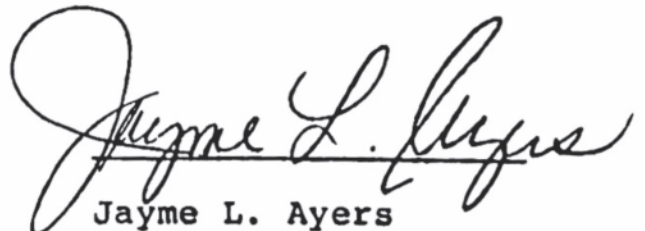
Amendment of these Articles shall require the assent of Seventy-Five Percent (75%) of the entire membership.

ARTICLE XII

FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of Maryland, the undersigned, constituting the sole incorporator of this Association, Has executed these Articles of Incorporation this 8<sup>th</sup> day of January, 1986, and acknowledge this instrument to be my act.



Jayme L. Ayers

838 RITCHIE HIGHWAY, SUITE 4  
SEVERNA PARK, MD. 21146

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lots 1 through 64, inclusive, as shown on the Plat entitled "Revised Villa Toscana-Section One", which Plat is recorded among the Land Records of Anne Arundel County in Plat Book 95, page 41.

BEING also for the same part of that property conveyed by Charles and Anna J. DiJulio unto Appian Construction, Inc. by virtue of a Deed dated 3/28/68 and recorded among the Land Records of Anne Arundel County at Liber 2155, folio 105.

BEING also for the same part of that property conveyed by Appian Construction, Inc. unto Villa Toscana Construction Company, Inc. by virtue of a Deed dated November 1, 1985, and recorded among the Land Records of Anne Arundel County at Liber 3983, folio 365.

BEING THE SAME AND ALSO KNOWN AND DESIGNATED as Lots 1 through 64, inclusive, as shown on the Plat entitled \*COUNTRY PLACE, which Plat is recorded among the Land Records of Anne Arundel County in Plat Book 100, Page 29.



02

1/3

STATE DEPARTMENT OF  
ASSESSMENTS AND TAXATION  
APPROVED FOR RECORD

TIME 9:25 NO. DAY YEAR 1/10/86

(52)

20	ORG. & CAP. FEE
26	RECORDING FEE
	LIMITED PARTNERSHIP FEE
14	OTHER 1-CC 8
60	TOTAL CASH <input type="checkbox"/> APPROVED BY CHECK <input checked="" type="checkbox"/> A

non  
stt-04

Joyce Ayers

838 Ritchie Hwy #4

Sevna Park, Md 21146

1986 JAN 10 A 9:25