

CORPORATE CHARTER APPROVAL SHEET

**** EXPEDITED SERVICE ****

**** KEEP WITH DOCUMENT ****

DOCUMENT CODE 02 BUSINESS CODE 04

Close _____ Stock _____ Nonstock ☒

P.A. _____ Religious _____

Merging (Transferor) _____

Surviving (Transferee) _____

FEES REMITTED

Base Fee: 20

Org. & Cap. Fee: 20

Expedite Fee: 50

Penalty: _____

State Recordation Tax: _____

State Transfer Tax: _____

_____ Certified Copies

Copy Fee: _____

_____ Certificates

Certificate of Status Fee: _____

Personal Property Filings: _____

Other: _____

TOTAL FEES: 90

Credit Card ☒ Check _____ Cash _____

_____ Documents on _____ Checks

Approved By: ASU13

Keyed By: _____

COMMENT(S):



ID # D06935431 ACK # 1000361987323221
LIBER: B00411 FOLIO: 0493 PAGES: 0007
LAKE FOREST HOMEOWNER ASSOCIATION, INC.

07/30/2002 AT 06:38 P WO # 0000623673

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
_____ Change of Business Code

_____ Adoption of Assumed Name

_____ Other Change(s)

Code _____

Attention: _____

Mail to Address: William Jan & Assoc. Inc.

5602 Balto. Natl Pike

Ste 400

Balto, MD 21228

Stamp Work Order and Customer Number HERE

CUST ID: 0000933411
WORK ORDER: 0000623673
DATE: 08-01-2002 06:38 PM
AMT. PAID: \$90.00

CUST ID:0000933411
WORK ORDER:0000623673
DATE:08-01-2002 06:38 PM
AMT. PAID:\$90.00

ARTICLES OF INCORPORATION

LAKE FOREST HOMEOWNER ASSOCIATION, INC.

I, the undersigned, William Tan, whose post office address of 5602 Baltimore National Pike, Suite 400, Baltimore, Maryland 21228, being at least eighteen (18) years of age, do hereby form a Corporation under and by virtue of the general laws of the State of Maryland.

ARTICLE I

The name of the Corporation (hereinafter called the "Corporation") is LAKE FOREST HOMEOWNER ASSOCIATION, INC. (hereinafter referred to as the "Association").

ARTICLE II

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

ARTICLE III

The principal office of the Association is located at 7625 Brown Bridge Road, Highland, Maryland 20777 and the mailing address is P. O. Box 228, Clarksville, Maryland 21029.

ARTICLE IV

Richard J. Demmitt, whose address is 7625 Brown Bridge Road, Highland, Maryland 20777, is hereby appointed the initial resident agent of this Association. Said agent is a citizen of the State of Maryland and actually resides therein.

ARTICLE V

The terms "Common Area", "Declarant", "Lots", "Owner(s)", and "Property", as used in these Articles of Incorporation shall have the meanings set forth in the Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as the "Declaration") which is applicable to the property and which has been or will be

recorded among the Land Records of Howard County. It is intended that the Declaration be incorporated herein as if set forth in length.

ARTICLE VI

PURPOSE AND POWERS OF THE ASSOCIATION

The Association shall not operate for pecuniary gain or profit, shall not issue capital stock, and no part of the net earnings of the Association shall inure to the benefit of any member or individual (except that reasonable compensation may be paid for services rendered), and the specific purposes for which it is formed are to provide for: (i) the use, improvement, maintenance, operation and repair of the Common Area located in the property, including any improvements and amenities located thereon; (ii) the establishment of rules and regulations for the use of the Common Area, including any improvements and amenities located thereon; (iii) the distribution among the Owners of the Lots of the costs of the use, improvement, maintenance, and repair of the Common Area, including any improvements and amenities located thereon; and (iv) the promotion of the health, safety, pleasure, recreation and welfare of the residents of the Lots within the Property. In furtherance of these purposes, the Association, (by action of its Directors unless otherwise noted in these Articles of Incorporation or in the Declaration) shall have full power 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 the Declaration;

(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 expense 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) 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 members entitled to cast two-thirds

(2/3) of the votes outstanding;

(e) Participate in merges 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 the votes outstanding;

(f) Have and to 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;

(g) Grant such easements upon, over, under, and across the Common Area 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, such subdivision is known or is to be known as Lake Forest Estate; and,

(h) Grant easements and/or licenses for ingress and egress over the Common Area 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.

ARTICLE VII

MEMBERSHIP

The Association 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 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 VIII

VOTING RIGHTS

The Association shall have one class of voting membership.

Class members shall be all Owners and each 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.

ARTICLE IX

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, but shall never be less than three (3), once the Developer no longer has the majority of votes within the subdivision. Until the Developer has less than fifty percent of the votes, the following are to act in the capacity of Directors until the selection of their successors:

Richard J. Demmitt
13840 Lakeside Drive
Clarksville, Maryland 21029

Denise H. Demmitt
13840 Lakeside Drive
Clarksville, Maryland 21029

At the first annual meeting, the members shall elect one Director for a term of one year, one Director 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 Director for a term of three years.

ARTICLE X

The initial Board of Directors of the Association will have the right to establish By-Laws for the governing of affairs of the Association. Said By-Laws shall provide for an annual meeting of the members of the Association and shall accordingly affix a time for such meetings. Said By-Laws may be amended by the vote of two-thirds (2/3) majority of those present and voting in person or by proxy at any membership meeting of the Association duly called for the purpose.

ARTICLE XI

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by members entitled to cast not less than two-

thirds (2/3) of the votes outstanding. 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 not accepted, 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 XII

DURATION


The Association shall exist perpetually.

ARTICLE XIII

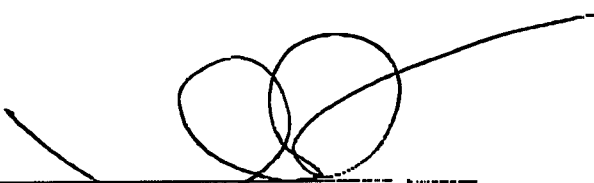
AMENDMENTS

Amendment of these Articles shall require the assent of members entitled to cast two-thirds (2/3rds) of the votes outstanding in person or by proxy at the meeting at which the vote is taken. Anything set forth above in this Article XIII to the contrary notwithstanding, the Declarant shall have the absolute unilateral right, power and authority to modify, revise, amend or change any of the terms or provisions of these Articles of Incorporation all as from time to time amended or supplemented.

IN WITNESS WHEREOF, for the purpose of forming this Association, under the laws of the State of Maryland, the undersigned, has executed these Articles of Incorporation, this 29th day of July, 2002.



Witness




William Tan

Please return to:

William Tan & Associates, Inc.
5602 Baltimore National Pike, Suite 400
Baltimore, Maryland 21228

I HEREBY CONSENT TO ACT AS RESIDENT AGENT IN MARYLAND FOR THE ENTITY NAMED IN THE ATTACHED INSTRUMENT.


SIGNATURE

Richard J. Redmitt
PRINT NAME