
ARTICLES OF INCORPORATION

OF THE

CONNEMARA WOODS HOMEOWNERS ASSOCIATION

This is to certify that we, the undersigned, do hereby associate ourselves to establish a corporation in and by virtue of the provisions of the Virginia Nonstock Corporation Act (Chapter 2, Title 13.1, *Code of Virginia*, 1950, as amended) for the purposes and in the corporation name hereinafter set forth as follows:

ARTICLE I

The name of the corporation is the *Connemara Woods Homeowners Association*, hereinafter called the Association.

ARTICLE II

The post office of the registered office of the Association is Post Office Box 1544, Sterling, Virginia 20167, which is in the County of Loudoun.

ARTICLE III

The name of the current registered agent of the Association is John Charles, a resident of the Commonwealth of Virginia and a Director of the Association, and whose office address is Post Office Box 1544, Sterling, Virginia 20167, which is in the County of Loudoun, Commonwealth of Virginia.

ARTICLE IV

Powers and Purpose of the Association

The Association does not contemplate pecuniary gain or profit to itself or to the members thereof, and the specific purposes for which this Association is formed are to provide for the preservation, maintenance, and management of certain community land and facilities located within the community known as Connemara Woods Subdivision, Lots 1-55, both inclusive, and Parcels A, B, C, and D in Loudoun County, Virginia, and recorded in the land records of Loudoun County, Virginia, together with any additions thereto, as more fully provided in the Declaration of Covenants, Conditions, and Restrictions, and to provide architectural control for the residential properties located therein, and to promote the health, safety, and welfare of the residents of said community.

The purpose herein set forth applicable to the above-described property shall apply to any additions thereto as may hereafter be brought within the

jurisdiction of this Association pursuant to that certain Declaration of Covenants, Conditions, and Restrictions hereinafter referred to.

And for the purposes herein set forth, this Association shall:

- (a) Exercise all the powers and privileges and 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 to be recorded in the Office of the Clerk of the Circuit Court of Loudoun County, Virginia, and as the same may be amended from time to time as therein provided;
- (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, to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred; and
- (e) Have and to exercise any and all lawful affairs, powers, rights, and privileges, which a corporation organized under the Nonstock Corporation Law of the Commonwealth of Virginia by law may now or hereafter have or exercise.

ARTICLE V

Membership and Voting Rights

Membership and voting rights shall be as set forth in the Bylaws of the Association.

ARTICLE VI

Board of Directors

The number of Directors constituting the Board of Directors shall be at least three (3), but no more than nine (9) members in total. The names and addresses of the persons now serving as the principal officers of the Board until the selection of their successors are:

<u>Name</u>	<u>Address</u>
John A. Charles	P.O. Box 1544 Sterling, Virginia 20167
Mason A. York	P.O. Box 1544 Sterling, Virginia 20167
Mary E. Hylton	P.O. Box 1544 Sterling, Virginia 20167
Jim Thornsbury	P.O. Box 1544 Sterling, Virginia 20167
Ken L. Rounds	P.O. Box 1544 Sterling, Virginia 20167
Mark J. Koss	P.O. Box 1544 Sterling, Virginia 20167

ARTICLE VII

Dissolution

The Association may be dissolved at a duly held meeting as provided in Section 13.1-248 of the *Code of Virginia* (1950, as amended). Upon dissolution of the Association, the assets, both real and personal, of the Association shall be dedicated to any appropriate public agency to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association, provided that such public agency shall expressly accept such dedication. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to purposes and uses to which they were required to be devoted to the Association.


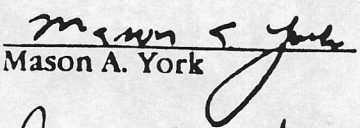
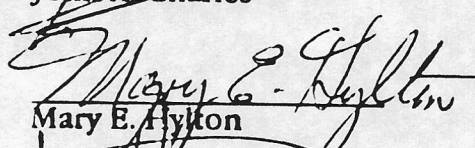
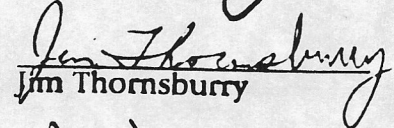
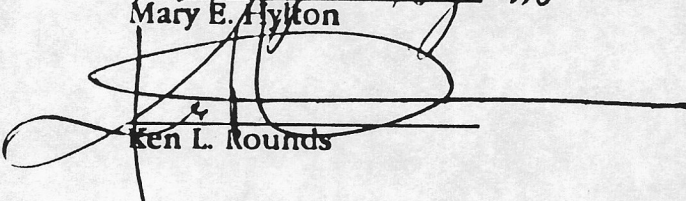
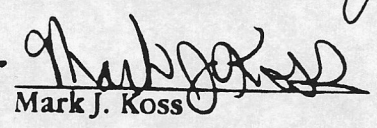
ARTICLE VIII

Duration

The Association shall exist perpetually.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the Commonwealth of Virginia, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation, this 15th day of February, 1993.

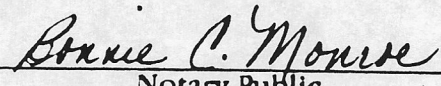
INCORPORATORS:

 _____ John A. Charles	 _____ Mason A. York
 _____ Mary E. Hylton	 _____ Jim Thornsbury
 _____ Ken L. Rounds	 _____ Mark J. Koss

STATE OF Virginia
COUNTY OF Fauquier, to wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, whose commission as such expires on the 28th day of February, 1993, do hereby certify that the above named individuals, as officers of the Connemara Woods Homeowners Association, whose names are signed to the foregoing document bearing date on the 15th day of February, 1993, have signed and acknowledged the same before me in my County and State aforesaid.

GIVEN under my hand and seal this 15th day of February, 1993.



Notary Public