

7/2/82 9135

REC FEE 5.00
MISC 0.00
TRN FRWD TL 5.00
BALANCE 15.00
#056480 0001 R01 T14:44
09/10/87

J

ARTICLES OF INCORPORATION
THE BLAKESLEE HOMEOWNERS ASSOCIATION, INC.

First: I, the undersigned, Thomas R. Janes, whose post office address is 5000 Thayer Center, Oakland, Maryland 21550, 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.

Second: The name of the corporation, which is hereinafter called the "Association" is:

THE BLAKESLEE HOMEOWNERS ASSOCIATION, INC.

Third: This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residential lots and the Association property within THE BLAKESLEE Subdivision, a plat of which will be recorded among the Land (Plat) Records of Garrett County, Maryland, as may be subjected to the Declaration of Covenants, Conditions and Restrictions applicable to said subdivision and which will be recorded among the Land Records of Garrett County, Maryland, (hereinafter called the "Declaration"), and to promote the health, safety and welfare of the residents within the subdivision and any additions thereto as may hereafter be brought within the jurisdiction of this Association, and for these purposes to:

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(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 as the same may be amended from time to time as herein 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 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 Association property 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 first 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 nonprofit corporations organized for the same purposes or annex additional residential property and common property, provided that any such merger, consolidation or annexation shall have the assent of two-third (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-Profit Corporation Law of the State of Maryland by law may now or hereafter have or exercise.

Fourth: The post office address of the principal office of the Association in this State is 5000 Thayer Center, Oakland, Maryland 21550. The name and post office address of the Resident Agent of the Corporation in this State is Thomas R. Janes, 5000 Thayer Center, Oakland, Maryland 21550. Said Resident Agent is

an individual actually residing in this State.

Fifth: The Association shall not be authorized to issue any capital stock. Every person or entity who is a record owner of the fee simple title in any lot, but excluding those having such interest merely as security for the performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot.

Sixth: The Association shall have two (2) classes of voting membership:

(a) CLASS A. Class A member(s) shall be all owners with the exception of the Declarant (as defined in the Declaration) and shall be entitled to one (1) 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 among themselves determine, but in no event shall more than one (1) vote be cast with respect to any lot.

(b) CLASS B. Class B member(s) shall be the Declarant (as defined in the Declaration) and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease, subject to revival upon additional land being annexed pursuant to the Declaration, and be converted to Class A membership on the happening of any of the following events, whichever occurs earlier:

(i) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership;

(ii) Seven (7) years from the date of recordation of the Declaration.

(iii) Upon the surrender of the Class B memberships by the then holders thereof for cancellation on the books of the Association.

Seventh: 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 may never be less than three. The names of the persons who are to act in the capacity of directors until the selection of their successor are: Gary A. Daum, Bart J. Shakarian and Richard L. Lyons.

At the first annual meeting the members shall elect one (1) director for a term of one (1) year, one director for a term of two (2) years, and one director for a term of three (3) years; and at each annual meeting thereafter the members shall elect a director for a term of three (3) years.

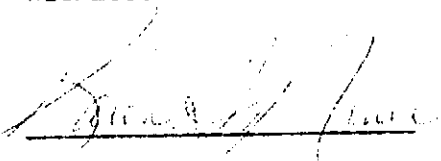
Eighth: The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public 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 nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

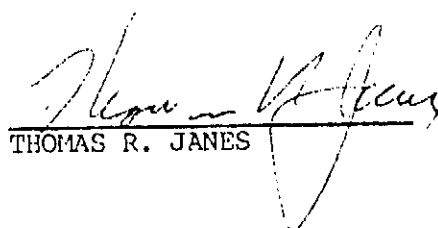
Ninth: The Association shall exist perpetually.

Tenth: Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation and have acknowledged the same to be my act this 29th day of JUNE, 1987.

WITNESS:




THOMAS R. JANES

LIBER

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ARTICLES OF INCORPORATION
OF
THE BLAKESLEE HOMEOWNERS ASSOCIATION, INC.

APPROVED AND RECEIVED FOR RECORD BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION
OF MARYLAND JULY 2, 1987 AT 9:35 O'CLOCK A.M. AS IN CONFORMITY
WITH LAW AND ORDERED RECORDED.

ORGANIZATION AND
CAPITALIZATION FEE PAID:

\$ 20

RECORDING
FEE PAID:

\$ 20

SPECIAL
FEE PAID:

\$

D2371482

TO THE CLERK OF THE COURT OF

GARRETT 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.

RETURN TO:
BURNETT, EISWERT & JANES, P.A.
5000 THAYER CENTER
OAKLAND MD 21550

The within instrument recorded among
the ~~1582~~ Records of Garrett County,
Maryland, as noted on the face of said
instrument, and compared by
CLIFFORD C. DeWITT, Clerk

004C3010378

A 235271



RECORDED IN THE RECORDS OF THE

STATE DEPARTMENT OF ASSESSMENTS

AND TAXATION OF MARYLAND IN LIBER, FOLIO.

1987 JUL 2

154



STATE MARYLAND
State Department of Assessments and Taxation
 Gene L. Burner, Director

DOCUMENT CODE 02 BUSINESS CODE 04 COUNTY 61

_____ P.A. _____ Religious _____ Close _____ Stock _____ Nonstock

Merging (Transferor) _____

Surviving (Transferee) _____

CODE	AMOUNT	FEE REMITTED
20	<u>20</u>	Organ. & Capitalization
61	<u>20</u>	Rec. Fee (Arts. of Inc.)
62	_____	Rec. Fee (Amendment)
63	_____	Rec. Fee (Merger or Consolidation)
64	_____	Rec. Fee (Transfer)
65	_____	Rec. Fee (Dissolution)
66	_____	Rec. Fee (Revival)
51	_____	Foreign Qualification Cert. of Qual. or Reg.
13	_____	Foreign Name Registration Certified Copy _____
56	_____	Foreign Penalty
54	_____	For. Supplemental Cert. of Conveyance
73	_____	_____
75	_____	Special Fee
80	_____	For. Limited Partnership Cert. Limited Partnership
83	_____	Amendment to Limited Partnership
84	_____	Termination of Limited Partnership
85	_____	Recordation Tax
21	_____	State Transfer Tax
22	_____	Local Transfer Tax
23	_____	Corp. Good Standing
31	_____	Foreign Corporation Registration
NA	_____	Other _____
	_____	Other _____

Name Change (New Name) _____

- _____ Change of Name
- _____ Change of Principal Office
- _____ Change of Resident Agent
- _____ Change of Resident Agent Address

Code _____

ATTENTION: _____

MAIL TO ADDRESS: _____
Burnett Eiswert & Jones
P.A.
5000 Trayer Center
Oakland, Md. 21550

TOTAL FEES 40
 Check _____ Cash

Documents on _____ checks

NOTE:

APPROVED BY: J.M.T.