

# Commonwealth of Virginia



## STATE CORPORATION COMMISSION

*Richmond,* September 8, 1994

*This is to Certify that the certificate of incorporation of*

CLAIRMONT MANOR HOMEOWNERS' ASSOCIATION, INC.

*was this day issued and admitted to record in this office  
and that the said corporation is authorized to transact its business  
subject to all Virginia laws applicable to the corporation and its  
business. Effective date:*

September 8, 1994



*State Corporation Commission*

*William J. Bridge*

*Clerk of the Commission*

# ARTICLES OF INCORPORATION

OF

## CLAIRMONT MANOR HOMEOWNERS' ASSOCIATION, INC.

The undersigned, a natural person of the age of twenty-one years or more, acting as incorporator of a non-stock corporation under the provisions of Chapter 10 of Title 13.1 of the Code of Virginia, sets forth as follows:

### I

The name of the Corporation is CLAIRMONT MANOR HOMEOWNERS' ASSOCIATION, INC.

### II

The purposes for which the Corporation is formed are as follows:

(a). To carry out all functions of the Homeowners' Association as set forth in the Master Declaration of Covenants, Conditions, Reservations, Restrictions and Easements of Clairmont Manor dated October 20, 1989 and recorded in Deed Book 423, Page 802; as amended by that certain instrument of Vacation, Modification and Declaration of Covenants and Restrictions of Certain Lots of Clairmont Manor Subdivision dated June 10, 1992, and recorded in Deed Book 482, Page 462, and as further amended by that certain instrument of Vacation, Modification and Declaration of Covenants and Restrictions of Certain Lots of Clairmont Manor Subdivision dated September 17, 1992, recorded in Deed Book 484, Page 203. All references are to the land records of Culpeper County, Virginia.

(b) To do all things lawful, necessary or incidental to the accomplishment of the purposes set forth above; to exercise all lawful powers now possessed by Virginia corporations of similar character; and to engage in any business in which a corporation organized under the laws of Virginia may engage except any business that is required to be specifically set forth in the Articles of Incorporation.

(c) The objects, powers and purposes specified in any clause or paragraph hereinabove contained shall be construed as objects and powers in furtherance and not in limitation of the general powers conferred by the laws of the State of Virginia; and it is hereby expressly provided that the foregoing enumeration of specific powers shall in no wise limit or restrict any other power, object or purposes of this corporation, or in any manner affect any general powers or authority of the Corporation.



### III

The Corporation shall have members, and the qualifications and rights of each shall be as set forth in the Master Declaration of Covenants, Conditions, Reservations, Restrictions and Easements of Clairmont Manor dated October 20, 1989 and recorded in Deed Book 423, Page 802; as amended by that certain instrument of Vacation, Modification and Declaration of Covenants and Restrictions of Certain Lots of Clairmont Manor Subdivision dated June 10, 1992, and recorded in Deed Book 482, Page 462, and as further amended by that certain instrument of Vacation, Modification and Declaration of Covenants and Restrictions of Certain Lots of Clairmont Manor Subdivision dated September 17, 1992, recorded in Deed Book 484, Page 203, and duly adopted Bylaws.

### IV

The number of Directors constituting the initial Board of Directors shall be three (3) and the names and addresses of the persons who are to serve as the initial Directors until the first election of directors by the members as provided in the Master Declaration of Covenants, Conditions, Reservations, Restrictions and Easements of Clairmont Manor dated October 20, 1989 and recorded in Deed Book 423, Page 802; as amended by that certain instrument of Vacation, Modification and Declaration of Covenants and Restrictions of Certain Lots of Clairmont Manor Subdivision dated June 10, 1992, and recorded in Deed Book 482, Page 462, and as further amended by that certain instrument of Vacation, Modification and Declaration of Covenants and Restrictions of Certain Lots of Clairmont Manor Subdivision dated September 17, 1992, recorded in Deed Book 484, Page 203, are:

C. Elwood Smoot  
1418 Orange Road  
Culpeper, Virginia 22701

C. Elwood Smoot, Jr.  
1610 South Blue Ridge Avenue, Extended  
Culpeper, Virginia 22701

Joseph C. Kincheloe  
Route 3, Box 3-A  
Culpeper, Virginia 22701

### V

The period of duration of the Corporation shall be unlimited.

VI

The initial registered office of the said Corporation in the Commonwealth of Virginia shall be located at 139 W. Davis Street, Culpeper, Virginia 22701, which office is physically located in the County of Culpeper, Virginia. The name of the corporation's initial registered agent, whose business office is identical with the above registered office, is Roger L. Morton, who is a resident of Virginia and a member of the Virginia State Bar.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 6 day of September, 1994.

  
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Roger L. Morton  
Incorporator