

NORTH FARM CITIZENS ASSOCIATION, INC.

ARTICLES OF INCORPORATION

THIS IS TO CERTIFY:

FIRST: That the undersigned incorporator, whose name and post office address are listed below and who is over eighteen (18) years of age, does hereby form a nonstock corporation under and by virtue of the general laws of the State of Maryland.

SECOND: The name of said corporation (which is hereinafter called the "Corporation") is NORTH FARM CITIZENS ASSOCIATION, INC.

THIRD: The purposes for which the Corporation is organized are as follows:

(a) To promote and develop the common good and social welfare of residents of the North Farm Subdivision, located in the City of Rockville, Montgomery County, Maryland.

(b) To preserve and enhance the value of the property in the North Farm Subdivision.

(c) To enforce or assist in the enforcement of the covenants restricting the use of the property in the North Farm Subdivision, such covenants having been recorded as Declaration of Covenants in the land records of Montgomery County, Maryland.

(d) To act as a liaison between property owners in the North Farm Subdivision and local city, county and state governments and agencies thereof.

(e) To engage in such other activities as may be to the mutual benefit of the owners of property in the North Farm Subdivision.

(f) To such extent as a nonstock corporation organized under the laws of the State of Maryland may now or hereafter lawfully do, to do, either as principal, agent, or otherwise, either alone or in association with other corporations, firms,

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associations, or individuals, all and everything necessary, suitable, convenient, or proper for, or in connection with, or incident to, the accomplishment of any of the purposes herein enumerated, or designed directly or indirectly to promote the interest of this Corporation; and in general, to do any and all things and exercise any and all powers, rights, and privileges, which a nonstock corporation may now or hereafter be organized to do or to exercise under the general corporation laws of the State of Maryland or under any act amendatory thereof, supplemental thereto, or substituted therefor.

(g) The purposes, powers, rights and privileges provided in these Articles of Incorporation are not deemed to be in limitation of similar, other, or additional purposes, powers, rights, and privileges granted or permitted to this Corporation by the law of the State of Maryland under which this Corporation is incorporated.

FOURTH: At all times, and notwithstanding any change in name, reorganization, dissolution, liquidation or other change in corporate form or structure:

(a) The Corporation shall never be operated for the primary purpose of carrying on a trade or business for profit.

(b) No compensation, loan or other payment shall be paid to any officer or Director of the Association, or any other private individual, except as reasonable compensation for services rendered to or for the Association as authorized by the Board of Directors, or as a reasonable allowance for authorized expenditures incurred on behalf of the Corporation; and no part of the Association's assets or net earnings, current or accumulated, shall ever be distributed to or divided among such persons, or inure, be used for, accrue to or benefit any such persons.

(c) At no time shall the Corporation engage in any activities which are unlawful under the laws of the United States, the State of Maryland or any other jurisdiction where its activities are carried on.

FIFTH: The post office address of the principal office of this Corporation in the State of Maryland is 10 Lily Pond Court, Rockville, Maryland 20852. The name and post office address of the resident agent of this Corporation in this State is Robert M. Reiner, 10 Lily Pond Court,

Rockville, Maryland, 20852. Said resident agent is a citizen of this State and actually resides herein.

SIXTH: The members of the Corporation shall be limited to those persons who are property owners within the North Farm Subdivision. There shall be no shares of stock issued by the Corporation.

SEVENTH: Provisions for the regulation of the internal affairs of the Corporation, including the manner of election of the Board of Directors, shall be provided in the Bylaws.

EIGHTH: The names of the persons constituting the initial Board of Directors and who shall serve until the first annual meeting of the members or until their successors are elected and qualified are as follows: Robert M. Reiner, Peter Schaumberg, Terry A. Gans, Paul Gibson and Robert Minkoff.

NINTH: The name and address of the incorporator of the Corporation are:

Robert M. Reiner  
10 Lily Pond Court  
Rockville, Maryland 20852

TENTH: The duration of the Corporation shall be perpetual.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation and acknowledge same to be my act on this 29th day of June, 1984.

Robert M. Reiner  
Robert M. Reiner