

**ARTICLES OF INCORPORATION**  
**OF**  
**CROSSFIELDS II HOMEOWNERS ASSOCIATION, INC.**

In full compliance with the requirements of Chapter 10 of Title 12.1 of the Code of Virginia, as amended (Virginia Non-Stock Corporation Act, Sec 13.1-801), the undersigned incorporators, all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a non-stock corporation not for profit and do hereby certify as follows:

**ARTICLE I NAME**

The name of the corporation is CROSSFIELDS II HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association".

**ARTICLE II REGISTERED OFFICE**

The initial registered office of the Association is located at 12357 Clareth Drive, Herndon Virginia 20171, which is situate and located in Fairfax County, Virginia.

**ARTICLE III REGISTERED AGENT**

Gregory Benson, who is a resident of Virginia and a member of the Board of Directors, and whose address is 12357 Clareth Drive, Herndon Virginia 20171, is hereby appointed the initial registered agent of the Association.

**ARTICLE IV PURPOSE AND POWERS OF THE CORPORATION**

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 to promote the health, safety, and welfare of the residents within such area as may come within the jurisdiction of the Association.

1. To exercise all of the powers and privileges and to 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", recorded or to be recorded from time to time in the Office of Clerk of the Circuit Court of Fairfax County, Virginia, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;
2. To 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;
3. To 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;
4. To have and to exercise any and all powers, rights, and privileges which a corporation organized under the Non-Stock Corporation Act of the Commonwealth of Virginia by law may now or hereafter have or exercise.

## **ARTICLE V MEMBERSHIP**

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 and 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. Ownership of such Lot shall be the sole qualification for membership.

## **ARTICLE VI VOTING RIGHTS**

Class a Members shall be entitled to one vote for each Lot in which they hold the interest required for membership by Article V. When more than one person holds such 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 vote be cast with respect to any Lot.

## **ARTICLE VI BOARD OF DIRECTORS**

The affairs of the association shall be managed by a Board of Directors, who need not be members of the Association. The numbers of directors shall be as established in the By-Laws and may be changed by amendment of the By-Laws. The initial Board of Directors shall consist of one (1) director. The name and address of the person who is to act in the capacity of the initial Board of Directors until the selection of his/her successor is:

Gregory Benson

12357 Clareth Drive, Herndon Virginia 20171.

The term of office for all directors shall be as set forth in the by-laws.

## **ARTICLE VIII DISSOLUTION**

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 entitled to vote. 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 and uses that would most nearly reflect the purposes and uses to which they were required to be devoted by the Association.

## **ARTICLE IX DURATION**

The Association shall exist perpetually.

## **ARTICLE X AMENDMENTS**

Amendment of these Articles shall require the assent, at a duly held meeting, of seventy-five percent (75%) of the votes, in person or by proxy, entitled to be cast by the entire membership.

**IN WITNESS WHEREOF**, for the purpose of forming this Association under the Laws of the Commonwealth of Virginia, we the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this **20<sup>th</sup> day of FEBURARY, 2021.**



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Name: Gregory Benson

Title: Incorporator