

ARTICLES OF INCORPORATION
OF
HAMMOND MANOR HOMEOWNERS ASSOCIATION, INC.

APPROVED AND RECEIVED FOR RECORD BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION
OF MARYLAND JANUARY 21, 1994 AT 11:00 O'CLOCK A.M. AS IN CONFORMITY
WITH LAW AND ORDERED RECORDED.

ORGANIZATION AND
CAPITALIZATION FEE PAID:

\$ 20.00

RECORDING
FEE PAID:

\$ 20.00

SPECIAL
FEE PAID:

\$

D3814894

XX

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.

CONROY, BALLMAN & DAMERON
6 MONTGOMERY AVE, STE 402
GAITHERSBURG MD 20879

149C3070631

A 444132



RECORDED IN THE RECORDS OF THE
STATE DEPARTMENT OF ASSESSMENTS
AND TAXATION OF MARYLAND IN LIBER, FOLIO.

3583 0396

STATE OF MARYLAND
WILLIAM DONALD SCHAEFER
Governor
LLOYD W. JONES
Deputy Governor
PAUL B. ANDERSON
Administrator



Department of Assessments and Taxation
CHARTER DIVISION
Room 809
301 West Preston Street
Baltimore, Maryland 21201

DOCUMENT CODE 02 LM BUSINESS CODE 04 COUNTY 52

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

Merging (Transferor) _____ Surviving (Transferee) _____

CODE AMOUNT FEE REMITTED

10		Expedited Fee	(New Name) _____
20	<u>20</u>	Organ. & Capitalization	
61	<u>20</u>	Rec. Fee (Arts. of Inc.)	
62		Rec. Fee (Amendment)	
63		Rec. Fee (Merger, Consol.)	
64		Rec. Fee (Transfer)	
65		Rec. Fee (Dissolution)	
66		Rec. Fee (Revival)	
52		Foreign Qualification	
50		Cert. of Qual. or Reg.	
51		Foreign Name Registration	
13	<u>10</u>	1 Certified Copy <u>7</u>	
56		Penalty	
4		For. Supplemental Cert.	
53		Foreign Resolution	
73		Certificate of Conveyance	

75		Special Fee	
80		For. Limited Partnership	
83		Cert. Limited Partnership	CODE _____
84		Amendment to Limited Partnership	
85		Termination of Limited Partnership	
21		Recordation Tax	
22		State Transfer Tax	ATTENTION: _____
23		Local Transfer Tax	
31		Corp. Good Standing	
NA		Foreign Corp. Registration	
87		Limited Part. Good Standing	
71		Financial	
600		_____ Personal	
		Property Reports and _____	
		late filing penalties	
70		Change of P.O., R.A. or R.A.A.	MAIL TO ADDRESS: <u>Conroy,</u>
91		Amend/Cancellation, For. Limited Part.	<u>Ballman, P. Warner</u>
99		Art. of Organization (LLC)	<u>16 Montgomery Ave</u>
98		LLC Amend, Diss, Continuation	<u>Suite 402</u>
97		LLC Cancellation	<u>Gaithersburg, Md</u>
96		Reg. Foreign LLC	<u>20879</u>
94		Foreign LLC Supplemental	
92		LLC Good Standing (short)	
		Other _____	

TOTAL FEES 50

☒ Check ☐ Cash

NOTE:

Documents on _____ checks

APPROVED BY: [Signature]

CERTIFIED
COPY MADE

3582 0404

THIS IS NOT
A BILL

STATE DEPARTMENT OF ASSESSMENTS AND TAXATION
21201 / PHONE (410) 225-1340

301 W. PRESTON ST., BALTIMORE, MARYL.

THE ARTICLES OF INCORPORATION
OF

HAMMOND MANOR HOMEOWNERS ASSOCIATION, INC.

YOUR ACCOUNT NUMBER WITH THIS OFFICE IS
D3814894
ACKNOWLEDGEMENT NUMBER
149C3070631



VE BEEN RECEIVED AND APPROVED BY THE STATE DEPARTMENT OF ASSESSMENTS AND
ATION THIS 21ST DAY OF JANUARY, 1994, AT 11:00 A.M. AND
L BE RECORDED.

FEE PAID		AMOUNT
ANIZATION AND CAPITALIZATION FEE ORDING FEE TIFIED COPY		20.00
		20.00
		10.00
	TOTAL →	\$50.00

IF COPIES OR CERTIFICATION WERE
ORDERED THEY WILL BE FORTHCOMING

ARTICLES OF INCORPORATION

OF

HAMMOND MANOR HOMEOWNERS ASSOCIATION, INC.

In compliance with the requirements of the Corporations and Associations Article, Title 2, Annotated Code of Maryland (1993 Replacement Volume), the undersigned, Maureen T. Britz, whose post office address is Conroy, Ballman & Dameron, Chartered, 6 Montgomery Village Avenue, Suite 402, Gaithersburg, Maryland 20879, being at least eighteen (18) years of age, has this day, by execution of these Articles, voluntarily declared to be an herself incorporator for the purpose of forming a non-stock, non-profit corporation pursuant to the general laws of Maryland, and does hereby certify:

ARTICLE I

NAME OF CORPORATION

The name of the Corporation is HAMMOND MANOR HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

PRINCIPAL OFFICE

The post office address of the principal office of the Association is 2127 Espey Court, Suite 210, Crofton, Maryland 21114.

ARTICLE III

RESIDENT AGENT

The name of its resident agent is Richard Kobylski whose post office address is 2127 Espey Court, Suite 210, Crofton, Maryland 21114. Said resident agent is a citizen of the State of Maryland and actually resides therein.

STATE DEPARTMENT OF ASSESSMENTS
AND TAXATION

APPROVED FOR RECORD

1/21/94 at 11:00 A.M.

40218260

3583 DESP

ARTICLE IV
POWERS AND PURPOSES

This Association does not contemplate pecuniary gain or profit, direct or indirect to the members thereof, and the specific purposes for which it is formed are to provide for or assure the maintenance, preservation and architectural control of the Property subject to the Declaration of Covenants, Conditions & Restrictions, Hammond Manor Homeowners Association, including such additions thereto as may be hereafter brought within the jurisdiction of the Association, and to promote the health, safety and welfare of the Owners of the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association. For this purpose, the Association shall have the power and authority to:

(a) Exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in the Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the Property and recorded or to be recorded among the Land Records of Howard County, Maryland, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth in full and made a part hereof;

(b) Fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith, including all office expenses, licenses, taxes or governmental charges levied or imposed against the property of the Association and all other expenses incident to the conduct of the business 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 the real or personal property owned by the Association as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the responsibility, for maintaining the Community Facilities 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 two-thirds (2/3) of each class of members have consented to such dedication, sale or transfer.

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and/or Community Facilities provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members, unless the Declaration or By-Laws provides otherwise;

(g) Have and exercise any and all powers, rights and privileges which a non-stock, non-profit corporation organized under the laws of the State of Maryland by law may now or hereafter have or exercise.

ARTICLE V

NO CAPITAL STOCK

This Association is not authorized to issue any capital stock and shall not be operated for profit. The Association does not anticipate distributing dividends, gains or profits to its members. No member shall have any personal liability for the debts or obligations of the Association.

ARTICLE VI

MEMBERSHIP

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

Class A: Class A members shall be all Owners with the exception of the Declarant (with respect to any Lot for which the Declarant holds a Class B membership), and Class A members shall be entitled to one (1) vote for each Lot owned. When more than one (1) 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 by a Class A member with respect to any Lot.

Class B: The Class B member(s) shall be the Declarant (as that term is defined in the Declaration). Class B members shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to a Class A membership upon the happening of any of the following events, whichever occurs earliest:

(i) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, except when the provisions of Article II of the Declaration of Covenants permit additional land to be annexed, and such annexation may cause the total Class B votes to again exceed the total Class A votes, the Class B membership shall not be terminated under this paragraph; or

(ii) five (5) years from the date of recordation of the Declaration; provided, however, that if the Declarant is delayed in the improvement and development of the Property on account of a sewer, water or building permit moratorium or any other cause or event beyond the Declarant's control, then the aforesaid five (5) year period shall be extended by a period of time equal to the length of the delays or two (2) years, whichever is less.

The members of the Association shall have no preemptive rights, as such members, to acquire any memberships of this Association that may at any time be issued by the Association except as may be specifically provided in these Articles of Incorporation or the By-Laws of the Association.

ARTICLE VII

VOTING RIGHTS

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot, including contract sellers, shall be a member of the Association; provided that any such person or entity who or which holds such interest merely as security for the performance of an obligation shall not be a member. Membership shall be appurtenant to, and may not be separated from, ownership of any Lot which is subject to assessment by the Association.

ARTICLE VIII

RIGHT OF ENJOYMENT

Every Owner shall have a right of enjoyment in and benefit from the Community Facilities, which shall be appurtenant to and shall pass with the title to every Lot.

ARTICLE IX

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board consisting of three (3) directors whose names and addresses are hereinafter listed. Commencing with the first annual meeting of the Association, the Board shall consist of not fewer than five (5) nor more than nine (9) directors. The number of directors shall be determined by a vote of the members at the first annual meeting of the members and the number of directors may be changed by a vote of the members at any subsequent annual or special meeting of the members; provided, however, that (a) the limitations of this Section shall continue to apply; and (b) no such change shall operate to curtail or extend the term of any incumbent director. The directors need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to initially act in the capacity of directors until the selection of their successors are:

1. Wesley Hummer;
2. Michael Murphy; and
3. Deborah Skibo.

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

ARTICLE X

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. Written notice of a proposal to dissolve, setting forth the reasons therefor and the disposition to be made of the assets (which shall be consonant with this ARTICLE X) shall be mailed to every member not less than ten (10) days nor more than sixty (60) days in advance of any action to be taken. Upon dissolution of the Association, other than that 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 the Association was created. In the event that such dedication is refused acceptance, such assets

shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XI

DURATION

This Association shall exist perpetually.

ARTICLE XII

AMENDMENTS

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

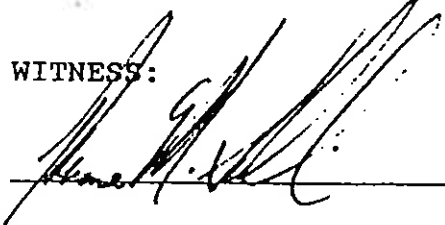
ARTICLE XIII

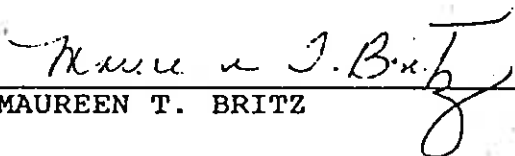
VA AND FHA APPROVAL

As long as there is a Class B membership, and provided any Lot within the Property is encumbered by a Mortgage insured by the Federal Housing Administration, or guaranteed by the Veterans Administration, the following actions will require the prior approval of the Veterans Administration and the Federal Housing Administration: annexation of additional properties not in conformance with the Development Plan (as such term is defined in the Declaration) as approved by the Veterans Administration and the Federal Housing Administration, mergers and consolidations, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, Maureen T. Britz has signed, sealed and delivered these Articles of Incorporation as her own free act and deed on this 17th day of January, 1994.

WITNESS:




MAUREEN T. BRITZ

STATE OF MARYLAND

*

*

COUNTY OF MONTGOMERY

*

On January 12, 1994, before me, a Notary Public in and for the above County and State, personally appeared Maureen T. Britz and acknowledged that she signed the foregoing Articles of Incorporation for the purposes therein stated.

WITNESS my hand and notarial seal.


Notary Public

My Commission Expires: JANUARY 1, 1995