

SECTION I

ARTICLES OF INCORPORATION

LIBER 74 PAGE 576
ARTICLES OF INCORPORATION

OF
MONTPELIER COMMUNITY ASSOCIATION, INC.

THIS IS TO CERTIFY:

FIRST: That we, the subscribers, Carlyle J. Lancaster, whose post office address is Box 453, Route 1, Bowie, Maryland; Clifton M. Eisele, Jr., whose post office address is 3000 Tremont Avenue, Cheverly, Maryland; and T. Hammond Walsh, Jr., whose post office address is 7002 College Heights Drive, Hyattsville, Maryland, all being of full legal age, do, under and by virtue of the Public General Laws of the State of Maryland, authorizing the formation of corporations, associate ourselves together with the intention of forming a corporation.

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

MONTPELIER COMMUNITY ASSOCIATION, INC.

THIRD: The purposes for which the corporation is formed and the business and objects to be carried out by it are as follows:

A. To promote the health, safety and welfare of the residents of "Montpelier", a residential community proposed to be developed by Levitt and Sons, Incorporated, a New York corporation, or subsidiaries, on lands situated in or near Bowie Election District and Vansville Election District, Prince George's County, Maryland; and for this purpose:

(1) To own, acquire, build, operate and maintain facilities for swimming and tennis and other recreational and athletic facilities, including buildings, structures, and personal property incidental thereto, hereinafter referred to as the "Common Areas";

(2) To enforce any and all covenants, restrictions and agreements applicable to the Common Areas and the residential lots within the above-described residential community (the enforcement of which is not specifically and exclusively reserved to others), and particularly those Declaration of Covenants, Restrictions, Easements, Charges and Liens (hereinafter referred to as the "Declaration") which may hereafter be made by Montpelier Estates, Inc. and Second Montpelier Estates, Inc., and which may hereafter be recorded among the land records of Prince Georges County, Maryland.

(3) To fix and levy assessments or charges for the management, operation, improvement and maintenance of the aforesaid Common Areas.

B. To make and perform any contracts and do any acts and things and exercise any powers suitable, convenient, proper or incidental for the accomplishment of any objects enumerated herein.

C. The corporation shall be authorized to exercise all the powers, rights and privileges granted to non-stock corporations by the General Laws of Maryland now or hereafter in force, for the accomplishment of the objects enumerated herein.

FOURTH: The lots intended for residential use on the subdivision plats recorded or to be recorded for the above properties, together with the aforesaid "Common Areas" are referred to herein collectively as "The Properties".

FIFTH: The corporation shall have power to dispose of its real properties only as authorized under the aforesaid Declaration applicable to said properties.

SIXTH: The total unpaid debts of the corporation at any given time (including outstanding loans to the corporation) shall not exceed the total of the maximum annual assessments that may be levied for the then current year pursuant to the aforesaid Declaration.

SEVENTH: The corporation may be dissolved only with the assent given in writing and signed by the members entitled to cast two-thirds of the votes of each class of its membership. 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 Article Eighth hereof) shall be mailed to every member at least sixty (60) days in advance of any action taken.

EIGHTH: Upon dissolution of the corporation, the assets, both real and personal of the corporation, shall be dedicated to an appropriate governmental body or agency to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the corporation. 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 purposes as nearly as practicable the same as those to which they were required to be devoted by the corporation. No such disposition of the corporation's properties shall be effective to divest or diminish any right or title of any member vested in him under the aforesaid Declaration and deeds applicable to The Properties unless made in accordance with the provisions of such Declaration and deeds.

NINTH: These Articles may be amended pursuant to law, provided that no amendment shall be effective to impair or dilute any rights of members that are governed by the Declaration applicable to The Properties (as, for example, membership and voting rights) which are part of the property interests created thereby:

TENTH: The activities of this corporation will be conducted principally in Prince George's County, Maryland.

ELEVENTH: The post office address of the principal office of the corporation is 12401 Sussex Lane, Bowie, Maryland. The resident agent of the corporation is James P. Lee at said address. The resident agent hereby designated is a citizen and resident of the State of Maryland.

TWELFTH: The corporation shall have perpetual existence.

THIRTEENTH: The business and conduct of this corporation shall be regulated, subject to the will of the membership, by a Board of Directors comprised of from three to nine members, who need not be members of the corporation. The names and addresses of the Directors selected for the first year of the existence of the corporation and who shall serve until the first annual meeting of Directors or until their successors are duly chosen and qualified are as follows:

<u>Name</u>	<u>Address</u>
Warren Kotler	2920 Tallow Lane, Bowie, Maryland
Donald Westcott	2804 Botany Lane, Bowie, Maryland
Herbert Rock	155 Redrose Drive, Levittown, Pennsylvania

FOURTEENTH: The corporation is not authorized to issue capital stock.

IN WITNESS WHEREOF, we have signed these Articles of Incorporation

this 14th day of February, 1966.

WITNESS

Sharon St. George
(As to all)

Carlisle J. Lancaster (L.S.)
Carlisle J. Lancaster

Clifton A. Eisele, Jr. (L.S.)
Clifton A. Eisele, Jr.

T. Hammond Welsh, Jr. (L.S.)
T. Hammond Welsh, Jr.

OF
MONTPELIER COMMUNITY ASSOCIATION, INC.

approved and received for record by the State Department of Assessments and Taxation
of Maryland. February 21, 1966, at 8:30 o'clock A. M. as in conformity
with law and ordered recorded.

A: 5023

APR 22 1966

Recorded in Liber 7506, folio 68, one of the Charter Records of the State
Department of Assessments and Taxation of Maryland.

Bonus tax paid \$ 20.00 Recording fee paid \$ 10.00

To the clerk of the Circuit Court of Prince George County

IT IS HEREBY CERTIFIED, that the within instrument, together with all endorsements thereon,
has been received, approved and recorded by the State Department of Assessments and Taxation
of Maryland.

AS WITNESS my hand and seal of the said Department at Baltimore.

[Signature]

Received for record on the 21st
Day of April A. D. - 1966
and the same day recorded in Liber
No. 7506 at Folio, 68 &c
one of the Charter Records
of Prince George's County, Maryland

APR 22 1966 PAID 1 00 CLK. O.P.C.C. APR - 201

22.00

STATE OF MARYLAND)
)
COUNTY OF PRINCE GEORGES) ss:

On the 14th day of February, 1966, before me, a Notary Public for the State and County aforesaid, personally appeared Carlyle J. Lancaster, Clifton M. Eisele, Jr., and T. Hammond Welsh, Jr., known to me to be the persons who subscribed to the foregoing Articles of Incorporation, and acknowledged that they executed the same for the purposes contained therein.

WITNESS my hand and notarial seal.

Walter H. Goodger
Notary Public, Md.



MONTPELIER COMMUNITY ASSOCIATION, INC.

ARTICLES OF AMENDMENT

Montpelier Community Association, Inc., a Maryland corporation having its principal office at 12401 Sussex Lane, Bowie, Prince Georges County, Maryland (hereinafter called the Corporation), hereby certifies to the State Department of Assessments and Taxation of Maryland, that:

FIRST: The charter of the Corporation is hereby amended by striking out paragraph numbered THIRTEENTH of the Articles of Incorporation and inserting in lieu thereof the following:

THIRTEENTH: The business and conduct of this Corporation shall be regulated, subject to the will of the membership, by a Board of Trustees comprised of from three to nine members, who need not be members of the Corporation. The names and addresses of the Trustees selected for the first year of the existence of the Corporation and who shall serve until the first annual meeting of the Trustees, or until their successors are duly chosen and qualified, are as follows:

<u>Name</u>	<u>Address</u>
Warren Kotler	2920 Tallow Lane, Bowie, Maryland
Donald Westcott	2804 Botany Lane, Bowie, Maryland
Herbert Rock	155 Redrose Drive, Levittown, Pennsylvania

SECOND: The Board of Directors of the Corporation at a meeting duly convened and held on October 3, 1966, adopted a resolution in which was set forth the foregoing amendment to the charter, declaring that the said amendment of the charter was advisable and directing that it be submitted for action thereon at a special meeting of the members of the Corporation to be held immediately following the meeting of said Board of Directors on October 3, 1966.

DEC 31 1966 245

THIRD: All of the members of said Corporation, in writing, waived notice of the special meeting of the members and consented to any other matter being considered at said special meeting of the members.

FOURTH: The amendment of the charter of the Corporation, as hereinabove set forth, was approved by the affirmative vote of all of the members of said Corporation present at said meeting, all of the members of said Corporation being present at said meeting.

FIFTH: The amendment of the charter of the Corporation, as hereinabove set forth, has been duly advised by the Board of Directors and approved by the members of the Corporation.

IN WITNESS WHEREOF, Montpelier Community Association, Inc. has caused these presents to be signed in its name and on its behalf by its President, and its corporate seal to be hereunto affixed, attested by its Secretary, this 27th day of December, 1966.

MONTPELIER COMMUNITY ASSOCIATION, INC.

ATTEST:

By Donald H. Westcott
President

Herbert Beck
Secretary

Donald H. Westcott

Herbert Beck



STATE OF MARYLAND)
) ss:
COUNTY OF PRINCE GEORGES)

I HEREBY CERTIFY that on this 27th day of December, 1966, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Prince Georges, personally appeared Donald H. Westcott, President of Montpelier Community Association, Inc., a Maryland corporation, and in the name and on behalf of said corporation acknowledged the foregoing Articles of Amendment to be the corporate act of said corporation; and at the same time personally appeared Herbert Rock and made oath in due form of law that he was Secretary of the meeting of the members of said corporation at which the amendment of the charter of the corporation therein set forth was approved, and that the matters and facts set forth in said Articles of Amendment are true to the best of his knowledge, information and belief.

WITNESS my hand and notarial seal the day and year first above written.



Katherine C. O'Connell
Notary Public, Md.
My commission expires July 1, 1967
Katherine C. O'Connell

MONTPELIER COMMUNITY ASSOCIATION, INC.

approved and received for record by the State Department of Assessments and Taxation of Maryland January 31, 1967 at 8:30 o'clock A. M. as in conformity with law and ordered recorded.

MAY 31 11 34 AM '67
RECORDED
BY MARSHALL W. BEEB
REGISTER & CLERK
CIRCUIT COURT

A: 10622

Recorded in Liber 7581, folio 356, one of the Charter Records of the State Department of Assessments and Taxation of Maryland.

Bonus tax paid \$.....Recording fee paid \$ 10.00.....

To the clerk of the Circuit Court of Prince Georges County

IT IS HEREBY CERTIFIED, that the within instrument, together with all endorsements thereon, has been received, approved and recorded by the State Department of Assessments and Taxation of Maryland.

AS WITNESS my hand and seal of the said Department at Baltimore.

Charles W. ...



Received for record on the 31
Day of May A. D. - 1967
and the same day recorded in Liber
No. 81 at Folio 243 &c.
one of the Charter Records
of Prince Georges County, Maryland

W. W. ...

MAY 31 1967 PM 4 03 CLK. G. P. C. C. 401-401 250