

ARTICLES OF INCORPORATION
OF
SANDTOWN-WINCHESTER CONDOMINIUM ASSOCIATION,
INC.

APPROVED AND RECEIVED FOR RECORD BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION
OF MARYLAND **APRIL 4, 1997** AT **2:00** O'CLOCK **P.M.** AS IN CONFORMITY
WITH LAW AND ORDERED RECORDED.

ORGANIZATION AND
CAPITALIZATION FEE PAID:

\$ 20.00

RECORDING
FEE PAID:

\$ 20.00

SPECIAL
FEE PAID:

\$ _____

D4657995

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.

BRENDA BRATTON BLAN
2500 MARYLAND AVENUE
BALTIMORE MD 21218

196C3107328

A 557590



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

SECRET

4-4-97 at 2:00 p.m.

9

Winchester
78152
Sited

ndtown-Winchester
ndom (right) Situated
Winchester, G. S. C.

- Beginning at 932 N. Fulton Avenue running South to 900 N. Fulton Avenue.
- Thence westerly along the south side of Lafayette Avenue.
- Thence easterly along the west side of Kirby's Lane.
- Thence easterly along the north bank of Mosher Street to the place of beginning as specified.

A) To make and establish rules and regulations governing the use of the Condominium

B) To levy and collect assessments against its members to defray the common expenses of the Condominium as provided in the Declaration and in the Bylaws establishing the

C) To maintain, repair, replace, operate and manage the Condominium, including the reconstruction improvements after casualty and to make further improvements of the

D) To contract for the management of the Condominium and to delegate such powers and duties of the Council/Corporation to such manager as may be provided for in the Declaration or Bylaws of the Council/Corporation;

E) To enforce the provisions of the Declaration, the Articles of Incorporation, the Bylaws of the Council/Corporation which may be adopted, and amended from time to time, and the rules and regulations governing the use of said Condominium;

F) To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Council/Corporation pursuant to the Declaration;

G) To do anything permitted by Section 11-109(d) of the Real Property Article and Section 2-103 of the Corporations and Associations Article of the Annotated Code of Maryland, as said sections may be amended from time to time;

H) To undertake other projects, programs, and activities not inconsistent with Section 501(c)(4) of the Internal Revenue Code and applicable state law as the need to do so presents itself in the opinion of the Board of Directors.

The Council/Corporation is organized as a non-profit, and as such:

The Council/Corporation is not organized for pecuniary profit. The Council/Corporation shall have no power to declare dividends. No part of the net earnings of the Council/Corporation shall inure to the benefit of nor be distributed to any member, director, officer, or individual, except that the Council/Corporation shall be authorized and empowered to pay reasonable compensation for services actually rendered and to make payments in furtherance of the purposes herein set forth.

The foregoing enumeration of powers is made in furtherance, and not in limitation of the powers conferred upon the Council/Corporation by law, and is not intended by the mention of any particular power to limit or restrict any lawful power to which the Council/Corporation may be otherwise entitled. Subject to any limitations in this Article Third expressed, the Council/Corporation shall be authorized to exercise and enjoy all the powers, rights and privileges granted to, or conferred upon, non-stock corporations of a similar character by the laws of the State of Maryland and the requirements of the Internal Revenue Code now or hereinafter in force.

FOURTH: The post office address of the principle office of the Council/Corporation in this State is 918 North Fulton Avenue, Unit C. The name and post office address of the Resident Agent of the Council/Corporation in this state is Inez Robb, 918 North Fulton Avenue, Unit C, Baltimore, Maryland 21217. Said Resident Agent is an individual actually residing in the State of Maryland.

FIFTH: The Council/Corporation shall not be authorized to issue any capital stock. The qualifications for membership in the Council/Corporation and the rights and privileges of the members shall be provided in the Bylaws, but in no case shall membership be restricted on the basis of race, sex, religion, or national origin.

SIXTH: The affairs and activities of the Council/Corporation, except as provided by statute, by the Articles of Incorporation and by the Bylaws, shall be conducted and managed by a Board of Directors. Said Board of Directors shall consist of four directors, which number may be increased or decreased pursuant to the Bylaws of the Council/Corporation, but shall never be less than three. The names of the directors who shall act until the first annual meeting or until their successors are elected and qualify are: Inez Robb, President; Veronica Brown, Secretary/Treasurer; Bernetta Dyson, Member; Kim Savage, Member.

SEVENTH: The duration and existence of the Council/Corporation shall be perpetual.

EIGHTH: If the Council/Corporation is dissolved or ended for any reason, the Board of Directors shall dispose of all of the assets of the Council/Corporation exclusively for the same or similar purposes as those of the Council/Corporation or to such organization(s) which are organized and operated exclusively for charitable or educational purposes as shall at the time qualify as an exempt organization under section 501(c)(3) or 501(c)(4) of the Internal Revenue Code, provided the Council/Corporation, before any such distributions, shall first pay all of the liabilities of the Council/Corporation as required by the General Laws of the State of Maryland. Any remaining assets not disposed of by the Board shall be disposed of by the Court in the jurisdiction in which the principle office of the Corporation is then located, exclusively for such purposes or to such organizations.

NINTH: The Council/Corporation may indemnify any and all of its current and future directors, officers and employees or agents as provided in the Bylaws of the Corporation.

TENTH: The Council/Corporation shall adopt Bylaws for the further governance of the Council/Corporation.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation this 19 day of MARCH, 1997, and I acknowledge the same to be my act.


Inez Robb


Witness

State of Maryland
**DEPARTMENT OF
ASSESSMENTS AND TAXATION**



Charter Division

PARRIS N. GLENDENING
Governor
RONALD W. WINEHOLT
Director
PAUL B. ANDERSON
Administrator

DOCUMENT CODE 023.2 BUSINESS CODE 04 COUNTY 74
_____ P.A. _____ Religious _____ Close _____ Stock ☒ Nonstock

Merging
(Transferor) _____

Surviving
(Transferee) _____

CODE AMOUNT FEE REMITTED

10 _____ Expedited Fee
61 10 _____ Rec. Fee (Arts. of Inc.)
20 10 _____ Organ. & Capitalization
62 _____ Rec. Fee (Amendment)
63 _____ Rec. Fee (Merger, Consol.)
64 _____ Rec. Fee (Transfer)
66 _____ Rec. Fee (Revival)
65 _____ Rec. Fee (Dissolution)
75 _____ Special Fee
73 _____ Certificate of Conveyance

(New Name) _____

21 _____ Recordation Tax
22 _____ State Transfer Tax
23 _____ Local Transfer Tax
70 _____ Change of P.O., R.A. or R.A.A.
31 _____ Corp. Good Standing

_____ Change of Name
_____ Change of Principal Office
_____ Change of Resident Agent
_____ Change of Resident Agent
Address
_____ Resignation of Resident Agent
_____ Designation of Resident Agent
and Resident Agent's Address
_____ Change of Business Code

_____ Adoption of Assumed Name

600 _____ **Returns**
52 _____ Foreign Qualification
NA _____ Foreign Registration
51 _____ Foreign Name Registration
53 _____ Foreign Resolution
54 _____ For. Supplemental Cert.
56 _____ Penalty
50 _____ Cert. of Qual. or Reg.
83 _____ Cert. Limited Partnership
84 _____ Amendment to Limited Partnership
85 _____ Termination of Limited Partnership
80 _____ For. Limited Partnership
91 _____ Amend/Cancellation, For. Limited Part.
87 _____ Limited Part. Good Standing
67 _____ Cert. Limited Liability Partnership
68 _____ LLP Amendment - Domestic
69 _____ Foreign Limited Liability Partnership
74 _____ LLP Amendment - Foreign
99 _____ Art. of Organization (LLC)
98 _____ LLC Amend, Diss, Continuation
97 _____ LLC Cancellation.
96 _____ Registration Foreign LLC
94 _____ Foreign LLC Supplemental
92 _____ LLC Good Standing (short)
13 _____ Certified Copy
_____ Other

_____ Other Change(s) _____

CODE _____

ATTENTION: _____

MAIL TO ADDRESS: _____

Brenda Bratton Blan

2500 Maryland Avenue

Baltimore, Md 21218

NOTE: _____

TOTAL _____ Credit Card
FEES 40 Check _____ Cash _____

_____ Documents on _____ checks

APPROVED BY: A

TELEPHONE (410) 767-1350
Room 809 - 301 West Preston Street - Baltimore, Maryland 21201
MRS (Maryland Relay Service) 1-800-735-2258 TT/Voice
FAX (410) 333-7097
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