

ARTICLES OF INCORPORATION
OF
HARBOR HILLS HOME OWNERS ASSOCIATION, INC.

THIS IS TO CERTIFY:

FIRST: That we, the subscribers, John D. Koontz, Box 95B, Davidsonville Maryland; Eileen H. Koontz, Box 95B, Davidsonville, Maryland; and Robert J. Keller, Box 95A, Davidsonville, Maryland; all being of full legal age, do under and by virtue of the General Laws of the State of Maryland authorizing the formation of corporations, associate ourselves with the intention of forming a corporation by the execution and filing of these Articles.

SECOND: That the name of the Association (which is hereinafter called the "Association") is:

HARBOR HILLS HOME OWNERS ASSOCIATION, INC.

THIRD: The Association is not formed for pecuniary gain or profit, direct or indirect, to itself or its members. The purposes for which the Association is formed is as follows:

To organize and operate a nonprofit, civic organization, which shall be organized and operated exclusively for civic and community purposes, and for the promotion of the health, safety, common good and social welfare of the owners of property in, and the residents of, that community known as Harbor Hills, located in the Second Assessment District of Anne Arundel County, and being developed by the Harbor Hills Development Corporation, a domestic corporation of the State of Maryland, with principal offices located at Box 95B, Davidsonville, Maryland, (hereinafter referred to as the "Developer").

For the general purpose aforesaid, and limited to that purpose (hereinafter sometimes referred to as the "Purpose"), the Association shall have the following specific purposes:

- (a) To do any and all lawful things and acts within its powers, as hereinafter set forth, which the Association from time to time may deem to be appropriate in order to benefit, aid, promote and provide for peace, health, safety, convenience, comfort and the general welfare of

1973 MAY -3 AM 9:11
CLERK

LAW OFFICES
TURK, MANIS
& DUCKETT
PAROLE PLAZA BLDG.
ANNAPOLIS, MD. 21401
AREA CODE 301 268-4341

ASSOCIATION

the owners of property in, and the residents of, the community of Harbor Hills.

(b) To assist the Developer in the conduct of its activities and performance of its responsibilities relating to the operation, maintenance and development of community and recreational facilities and services within the community.

(c) To operate and maintain any and all property or facilities which it may acquire for the use and benefit of its members.

Solely in aid of the purposes of the Association, the Association, the Association shall have the following powers:

(1) To purchase, lease, hire, receive donations of, or otherwise acquire, hold, own, develop, improve, maintain and operate and to aid and subscribe toward the acquisition, development or improvement, of real and personal property, and rights and privileges therein, suitable or convenient for the Purposes of the Association;

(2) to purchase, lease, hire, receive donations of, or otherwise acquire, hold, own, develop, erect, improve, manage, maintain, and operate, and to aid and subscribe toward the acquisition, construction or improvement of, systems, buildings, machinery, equipment and facilities, and any other property or appliances which may appertain to or be useful in the accomplishment of the Purposes of the Association;

(3) to impose, collect and disburse dues and assessments in accordance with and subject to the provisions of the Association's by-laws and resolutions as resolved by the membership from time to time;

(4) to solicit, receive and accept donations of money or property or any interest in property from the State of Maryland, Anne Arundel County, or any subdivision of either, the Federal government or any agency or instrumentality thereof, or from any person or entity;

(5) to raise money for any particular facility or service which the Association proposes to provide by means of payment of dues or special assessments by its members and to provide, operate and maintain, and supervise the use of any such facility or service upon the voluntary payment of such dues or assessments by its members;

(6) to make contracts, incur liabilities, and borrow money and to issue bonds, notes or other obligations and secure the same by mortgage or deed of trust of all or any part of the property, franchise or income owned by the Association and to guarantee the obligations of others in which it may be interested for the furtherance of the Purposes of the Association;

(7) to undertake and prepare or cause to be prepared studies, plans, recommendations, budgets and any other similar things which relate to any phase or aspect of the physical, social, recreational, or cultural development of the community, and to create, or cause to be created, committees and other organizations for the supervision and implementation thereof;

(8) to engage in and sponsor civic activities relating to the cultural, educational, social and civic affairs of the owners of property in, or residents of, the community, and to appear before and represent its members in or before other civic groups, associations, boards or other like organizations;

(9) to sponsor, engage in, conduct and encourage cultural, educational, recreational, social and civic and other beneficial activities relating to the community;

(10) to have and exercise to the extent necessary or desirable for the accomplishment of the aforesaid specific purposes and to the extent that they are not inconsistent with the Purposes of the Association, any and all powers conferred upon corporations of a similar character by the General Laws of the State of Maryland.

FOURTH: The post office address of the principal office of the Association in this state is Box 95B, Davidsonville, Anne Arundel County, Maryland. 210

The resident agent of the Association is John D. Koontz, whose post office address is Box 95B, Davidsonville, Maryland, ²¹⁰³⁵ which said resident agent is a citizen of the State of Maryland and actually resides therein.

FIFTH: The Association is not authorized to issue capital stock.

SIXTH: The Association shall have a Board of Directors composed of not less than three (3) members and the following persons shall act as such until the first organizational meeting of the Association or until their successors are duly chosen and qualified are John D. Koontz, Eileen H. Koontz, and Robert J. Keller.

SEVENTH: The foregoing enumeration of the purposes, objectives and business of the Association is made in furtherance, and not in limitation, of the powers conferred upon the Association by law, and it is not intended, by the mention of any particular purpose, objective or business, to limit or restrict any of the powers of the Association. The Association is formed upon the Articles, conditions and provisions herein expressed, and subject in all particulars to the limitations relative to corporations which are contained in the General Laws of the State of Maryland.

EIGHTH: The duration of the Association shall be perpetual.

IN WITNESS WHEREOF, we have hereunto signed these Articles of Incorporation on the 26th day of October, 1972.

WITNESS:

Betty M. Floyd

John D. Koontz (SEAL)
John D. Koontz

Betty M. Floyd

Eileen H. Koontz (SEAL)
Eileen H. Koontz

Betty M. Floyd

Robert J. Keller (SEAL)
Robert J. Keller

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, to wit:

I HEREBY CERTIFY, that on this 26 day of October, 1972, before me, the subscriber, a Notary Public of the State of Maryland, in and for the county aforesaid, personally appeared John D. Koontz, Eileen H. Koontz and Robert J. Keller, the incorporators herein, and they severally acknowledged the foregoing Articles of Incorporation to be their respective acts.

WITNESS my hand and Notarial Seal.



M. J. O'Neil
Notary Public

MY COMMISSION EXPIRES JULY 2, 1975

approved and received for record by the State Department of Assessments and Taxation of Maryland November 2, 1972 at 8:30 o'clock A.M. as in conformity with law and ordered recorded.

(A) 17471

Recorded in Liber 1019, folio 335, one of the Charter Records of the State Department of Assessments and Taxation of Maryland.

Bonus tax paid \$20.00 Recording fee paid \$15.00

To the clerk of the Circuit Court of Anne Arundel County

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.

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

[Handwritten signature]



Mailed to TURK MANIS & DUCKETT