

ARTICLES OF INCORPORATION OF LINDSAY PARK HOMEOWNERS
ASSOCIATION, INC.

AS AMENDED December 6, 1985

We hereby associate to form a non-stock corporation under the provisions of Chapter 2 of Title 13.1 of the Code of Virginia and to that end set forth the following:

ARTICLE I

The name of the corporation is LINDSAY PARK HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

The post office address of the initial registered office and agent is 6400 Arlington Boulevard, Suite 325, P. O. Box 2344, Falls Church, Virginia, 22042, in the County of Fairfax, State of Virginia. The initial registered agent is ROBERT F. KOHLHAAS, who is a resident of Fairfax County, Virginia; is a member of the Virginia State Bar, and whose business address is the same as that of the registered office.

ARTICLE III

PURPOSE AND POWERS

This corporation 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 residence lots and common areas within those certain tracts of property located in Lindsay Park Subdivision, Fairfax County, Virginia, as the same is duly

dedicated, platted and recorded among the land records of Fairfax County, Virginia.

(a) To take title to and hold, maintain, improve and beautify, without profit to itself, and for the use in common with all members of this corporation or their families, guests and invitees, such common areas within aforesaid property as may be from time to time conveyed to it in fee simple or by deed of easement; to enforce the covenants, restrictions, easements, reservations, servitudes, profits, licenses, conditions, agreements and liens provided in the Declaration of Covenants, Conditions and Restrictions, as may be from time to time recorded among the land records of Fairfax County, Virginia, in connection with said property.

(b) To do any and all lawful things and acts that the corporation may from time to time, in its discretion, deem to be for the benefit of the aforesaid property and the owners and inhabitants thereof, or deemed advisable, proper or convenient for the promotion of the peace, health, comfort, safety or general welfare of the owners and inhabitants thereof.

(c) To exercise all the powers and privileges and to perform all the duties and obligations of the corporation as set forth in aforesaid Declaration of Covenants, Conditions and Restrictions applicable to said property.

(d) To fix, assess, levy, collect, enforce payment by any lawful means, and disburse all charges or assessments created under and pursuant to the terms of aforesaid Declaration of Covenants, Conditions and Restrictions.

(e) To acquire by gift, purchase or otherwise own, hold, improve, build upon, operate, maintain, convey, sell, lease,

transfer, dedicate or otherwise dispose of real or personal property in connection with the affairs of the corporation.

(f) To borrow money, pledge, mortgage, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

(g) To have and to exercise any and all powers, rights and privileges which a corporation organized under Chapter 2 of Title 13.1 of the Code of Virginia by law may now or hereafter have or exercise.

ARTICLE IV INTERNAL AFFAIRS

Provisions for the internal affairs of the corporation are:

(a) The corporation is not organized for pecuniary profit nor shall it have any power to issue certificates of stock or pay dividends, and no part of the net earnings or assets of the corporation shall be distributed, upon dissolution or otherwise, to any individual or members of the corporation. The corporation shall not pay compensation to its members, directors or officers in their capacity as such, but the fact that a person is a member, director or officer shall not disqualify that person from receiving compensation for the services actually rendered to the corporation at its request.

(b) The following shall be members of the corporation:

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 corporation including

contract sellers, shall be members of the corporation. The foregoing is not intended to include persons or entities who hold any interest merely as security for the performance of an obligation. No owner shall have more than one membership for each lot owned. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the corporation. Ownership of such lot shall be the sole qualification for membership.

(c) Voting rights: The corporation shall have two classes of voting membership:

Class A. Class A members shall be all those owners as defined in paragraph 3(b) with the exception of R. W. CLEMENT, INC., its successors or assigns. Class A members shall be entitled to one vote for each lot in which they hold the interest required for membership. When more than one person holds such interest in any lot, all such persons shall be members. The vote for such lot may be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot.

Class B. Class B members shall be R. W. CLEMENT, INC. or its successors or assigns. The Class B member shall be entitled to three (3) votes for each lot in which it holds the interest required for membership; provided, however, that Class B membership shall cease and be converted to Class A on the happening of either of the following events, whichever occurs first:

(1) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(2) December 31, 1990, or

(3) In the event of annexation of additional properties, Class B membership shall be revived with respect to those lots contained in the annexed property; provided, however, that this Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs first:

(i) When the total votes outstanding in the Class A membership in the annexed property equal the total votes outstanding in the Class B membership in such annexed property, or
(ii) Four (4) years from the date of recordation of the Deed of Dedication for such annexed property.

(d) Only members of the corporation shall have the right to vote for the election of directors at the annual meeting of the corporation called for that purpose.

ARTICLE V DIRECTORS

The management of the affairs of the corporation shall be vested in the directors. Only members of the corporation, and designees of R.W. CLEMENT, INC., or its successors and assigns, while it holds Class B membership in the corporation shall be eligible to act as directors of the corporation. Except for the number of the initial Board of Directors, the number of subsequent Board of Directors shall be fixed by the By-Laws of the corporation. The first election of directors by the members of the corporation shall be held at the annual meeting of the members in Fairfax, Virginia. The directors elected by the members at the first election of directors and thereafter shall be elected for a term of three (3) years and until their

respective successors are elected. Any vacancy occurring in the initial or any subsequent Board of Directors may be filled at any meeting of the Board of Directors by the affirmative vote of a majority of the remaining directors, though less than a quorum of the Board of Directors, or by a sole remaining director, and if not so previously filled, shall be filled at the next succeeding meeting of members of the corporation. Any director elected to fill a vacancy shall serve as such until the expiration of the term of the director, the vacancy in whose position he was elected to fill.

ARTICLE VI BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) initial Directors, who need not be members of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

<u>Name</u>	<u>Address</u>
Robert F. Kohlhaas	7501 Venice Court Falls Church, Virginia 22043
D. Timothy Webb	7212 Countrywood Court Springfield, Virginia 22151
Judith L. Piccinin	3200 Valley Lane Falls Church, Virginia 22044

ARTICLE VII LIABILITIES

The highest amount of indebtedness or liability, direct or contingent, to which this corporation may be subject to at

anyone time shall not exceed one hundred fifty percent (150%) of the annual assessment of the members while there is a Class B membership, and thereafter shall not exceed one hundred fifty percent (150%) of the corporation's income for the previous fiscal year, provided that additional amounts may be authorized by the assent of three-fourths (3/4) of the membership.

ARTICLE VIII AUTHORITY TO MORTGAGE

Any mortgage by the corporation of the Common Area conveyed to it in fee simple or by deed of easement for homeowner association purposes shall have the assent of more than three-fourths (3/4) of the entire Class A membership, and more than three-fourths (3/4) of the Class B membership, if any.

ARTICLE IX AUTHORITY TO DEDICATE

The corporation shall have the power to dedicate, sell or transfer all or any part of such area so conveyed to it for community association purposes 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 approved by members entitled to cast more than three-fourths (3/4) of the votes of the entire Class A membership and more than three-fourths (3/4) of the entire Class B membership, if any, agreeing to such dedication, sale or transfer.

ARTICLE X
DISSOLUTION

The corporation may be dissolved with the consent of more than three-fourths (3/4) of the entire Class A membership and more than three-fourths (3/4) of the entire Class B membership, if any. Upon dissolution of the corporation, the assets, both real and personal, of the corporation shall be dedicated to an appropriate public 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 non-profit corporation, association, trust or other organization 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 this corporation.

ARTICLE XI
MERGERS AND CONSOLIDATIONS

To the extent permitted by law, the corporation may participate in mergers and consolidations with other non-profit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of more than three-fourths (3/4) of the Class B membership, if any.

ARTICLE XII
AMENDMENTS

Amendment of these Articles shall require the assent of more than three-fourths (3/4) of the entire Class A membership

and more than three-fourths (3/4) of the Class B membership, if any, at a meeting of members duly called for that purpose.

ARTICLE XIII
FHA/VA APPROVAL

As long as there is a Class B membership the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration, should these agencies be involved herein: annexation of additional properties, mergers and consolidations, mortgaging of Common Area designated for homeowner association purposes, dedication of such area, dissolution of the corporation and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Virginia, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation, this [29th] day of [June], 1984.

/s/_____

Robert F. Kohlhaas

/s/_____

D. Timothy Webb

/s/_____

Judith L. Piccinin

Executed in the name of the corporation by R. W. Clement,
Chairman of the Board of Directors of Lindsay Park Homeowners
Association, Inc., who declares that under the penalties of
perjury that the facts stated herein are true.

LINDSAY PARK HOMEOWNERS
ASSOCIATION, Inc.

/s/

Chairman, Board of
Directors

 /s

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**COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION**

RICHMOND, July 5, 1984

The accompanying articles having been delivered to the State Corporation Commission on behalf of

LINDSAY PARK HOMEOWNERS ASSOC IATION, INC.

and the Commission having found that the articles comply with the requirements of law and that all required fees have been paid, it is

ORDERED that this CERTIFICATE OF INCORPORATION

be issued, and that this order, together with the articles, be admitted to record in this office of the Commission; and that the corporation have the authority conferred on it by law in accordance with the articles, subject to the conditions and restrictions imposed by law.

Upon the completion of such recordation, th is order and the articles shall be forwarded for recordation in the office of the Clerk of the Circuit Cour , Fairfax County.

STATE CORPORATION COMMISSION

By _____/s/_____

Commisioner

Commonwealth of Virginia



STATE CORPORATION COMMISSION

Richmond, July 5, 1984

This is to Certify that the certificate of incorporation of

LINDSAY PARK HOMEOWNERS ASSOCIATION, INC.

*was this day issued and admitted to record in this office
and that the said corporation is authorized to transact its
business subject to all the laws of the State applicable to the
corporation and its business.*



State Corporation Commission

William C. Gandy
Clerk of the Commission