

ARTICLES OF INCORPORATION

GREEN HILL FOREST

COMMUNITY ASSOCIATION



7-22-74
In compliance with the requirements of Chapter 2 of Title 13.1 of the Code of Virginia, and all of whom are of full age day voluntarily associated themselves for the purpose of forming a corporation not and to that end, do hereby certify:
of Resubstitution
what Sept
1980
referred to some
Regulatory Clerk

In compliance with the requirements of Chapter 2 of Title 13.1 of the Code of Virginia, and all of whom are of full age day voluntarily associated themselves for the purpose of forming a corporation not and to that end, do hereby certify:

ARTICLE I.

The name of the corporation is GREEN HILL FOREST COMMUNITY ASSOCIATION, herein the "Association", and it shall exist perpetually.

ARTICLE II.

The address of the initial registered office of the Association is, Route 3, Royal, Virginia, 22630, in Warren County.

ARTICLE III.

Sydney B. Smith, a resident of Virginia, and a Director of the Association, a office address is the same as the initial registered office of the Association, is appointed the initial Registered Agent of the Association.

ARTICLE IV.

The association does not contemplate pecuniary gain or profit to the members the specific purposes for which it is formed are to provide for maintenance and pr the residence lots and common area within that certain tract of property described Two and Three, GREEN HILL FOREST subdivision, as the same is duly dedicated, platt among the land records of Warren County, Virginia, in Deed Book 202 at page 603, a the health, safety and welfare of the residents within the above described propert additions thereto as may hereafter be brought within the jurisdiction of the Assoc this purpose to:

a. Exercise all of the powers and privileges and perform all of the dut tions of the Association as set forth in that certain Declaration of Covenants, Co Restrictions, (hereinafter called the "Declaration"), applicable to the property a to be recorded in the Office of the Clerk of Court, Warren County, Virginia, and a be amended from time to time as therein provided, said Declaration being incorpora if set forth at length;

b. Fix, levy, collect and enforce payment by any lawful means, all char ments pursuant to the terms of the Declaration; pay all expenses in connection the office and other expenses incident to the conduct of the business of the Associat licenses, taxes or governmental charges levied or imposed against the property of

c. Acquire (by gift, purchase or otherwise), own, hold, improve, build maintain, convey, sell, lease, transfer, dedicate for public use or otherwise disj personal property in connection with the affairs of the Association;

d. Borrow money, and, with the assent of more than two-thirds of each i mortgage, pledge, deed in trust, or hypothecate any or all of its real or persona security for money borrowed or debts incurred; and

e. Participate in mergers or consolidations with other non-profit corp; for the same or similar purposes, or annex additional residential property and Co vided that any such merger, consolidation, or annexation shall have the assent of thirds of each class of members, except as otherwise provided in the Declaration.

f. Have and exercise any and all powers, rights and privileges which a organized under the Non-Profit Corporation Law of the State of Virginia may be la after have or exercise.

ARTICLE V.

Every person who is a record owner of a fee or undivided fee interest in any subject, by covenants of record, to assessment by the Association, including a co shall be a member of the Association. The foregoing is not intended to include p entities who hold an interest merely as security for the performance of an obliga shall be appurtenant to and may not be separated from ownership of any Lot which assessment by the Association.

ARTICLE VI.

The Association shall have two classes of voting membership:

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Class A members shall be all Owners with the exception of the Declarant, and shall ne vote for each Lot owned. When more than one person holds an interest in any rsons shall be members. The vote for such Lot shall be exercised as they among mine, but in no event shall more than one vote be cast with respect to any Lot.

The Class B member shall be the Declarant and shall be entitled to three (3) votes ed. The Class B membership shall cease and be converted to Class A membership on either of the following events, whichever occurs earlier:

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

on January 1, 1980.

ARTICLE VII.

The affairs of this Association shall be managed by an initial Board of three need not be members of the Association. The number of Directors may be changed by the By-Laws of the Association. The names and addresses of the persons who are to capacity of Directors until the selection of their successors are:

Sydney B. Smith, Route 3, Box 636, Front Royal, Va.
Cecile F. Smith, Route 3, Box 636, Front Royal, Va.
Christine S. Fleming, P. O. Box 81, McLean, Virginia

At the first annual meeting, the members shall elect one director for the term one director for a term of two years, and one director for a term of three years; terms of such directors expire, new directors shall be elected for terms of three

ARTICLE VIII.

The Association may be dissolved with the assent of more than two-thirds of members. Upon dissolution of the Association, other than incident to a merger or the assets of the Association shall be dedicated to an appropriate public agency for purposes similar to those for which this Association was created. In the event the dedication is refused acceptance, such assets shall be granted, conveyed and assigned to a profit corporation, association, trust or other organization to be devoted to such purposes.

ARTICLE IX.

Amendment of these Articles shall require the assent of members entitled to all votes to be cast by members of both classes.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of Virginia, we, the undersigned, constituting the incorporators of this Association executed these Articles of Incorporation this 26th day of June, 1974.

<u>NAME</u>	<u>ADDRESS</u>
<u>/s/ Sydney B. Smith</u> Sydney B. Smith	Route 3, Box 636, Front Royal, Va.
<u>/s/ Cecile F. Smith</u> Cecile F. Smith	Route 3, Box 636, Front Royal, Va.
<u>/s/ Christine S. Fleming</u> Christine S. Fleming	P. O. Box 81, McLean, Virginia

COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

AT RICHMOND,
July 8, 1974

The accompanying articles having been delivered to the State Corporation Commission of Green Hill Forest Community Association and the Commission having found that they comply with the requirements of law and that all required fees have been paid, it is hereby ordered that this CERTIFICATE OF INCORPORATION be issued, and that this order, together with the articles, be admitted to record in the office of the Commission; and that the corporation have been organized and its existence conferred on it by law in accordance with the articles, subject to the conditions imposed by law.

Upon the completion of such recordation, this order and the articles shall be admitted to record in the office of the clerk of the Circuit Court of Warren County

STATE CORPORATION COMMISSION

By /s/ Preston C. Shannon
Commissioner

In the Clerk's Office of the Circuit Court of Warren County
this certificate (including the accompanying articles) has been duly recorded in my
office on the 15th day of July, 1974, and is now returned to the State Corporation Commission by
mail.

Edmond M. Matthews

Clerk