

ARTICLES OF INCORPORATION
OF
BEL-PRE COMMUNITY ASSOCIATION, INC.

THIS IS TO CERTIFY:

FIRST: That we, the subscribers, Donald A. Westcott, whose post office address is 2804 Botany Lane, Bowie, Maryland; Louis Badini, whose post office address is 1405 Stateside Drive, Silver Springs, Maryland; Gloria Tucker, whose post office address is 12229 Marne Lane, Bowie, 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:

BEL-PRE 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 "Bel-Pre", a residential community proposed to be developed by Levitt and Sons, Incorporated, a New York corporation, or its subsidiaries, on lands situated in Montgomery 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 Levitt and Sons, Incorporated, and which may hereafter be recorded among the land records of Montgomery County, Maryland.

(3) To fix and levy assessments or charges for the management, operation, improvements 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 Montgomery 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>
Donald A. Westcott	2804 Botany Lane Bowie, Maryland
Louis Badini	1405 Stateside Drive Silver Springs, Maryland
Gloria Tucker	12229 Marne Lane Bowie, Maryland

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

IN WITNESS WHEREOF, we have signed these Articles of Incorporation this 2nd day of September, 1966.

Witness:

/S/ Donald A. Westcott (L.S.)
Donald A. Westcott

/S/ Shirley A. Carley
(As to all)

/S/ Louis Badini (L.S.)
Louis Badini

/S/ Gloria Tucker (L.S.)
Gloria Tucker

STATE OF MARYLAND)
 : SS.:
COUNTY OF PRINCE GEORGE'S)

On the 2nd day of September, 1966, before me, a Notary Public for the State and County aforesaid, personally appeared Donald A. Westcott, Louis Badini and Gloria Tucker, 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.

/S/ Katherine C. Granadon
Notary Public
My Commission expires July 1, 1967