

277299

COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

RICHMOND, October 21, 1985

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

HUNTERS RIDGE CONDOMINIUM OWNERS ASSOCIATION, INC.

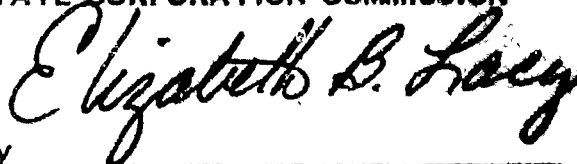
and the Commission having found that the articles comply with the requirements of law and that all required fees have been paid, it is

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, this order and the articles shall be forwarded for recordation in the office of the Clerk of the Circuit Court, City of Williamsburg .

STATE CORPORATION COMMISSION



By

Commissioner

104162

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ARTICLES OF INCORPORATION OF
HUNTERS RIDGE CONDOMINIUM
OWNERS ASSOCIATION, INC.

This is to certify that we, the undersigned, desire to and do hereby, establish a non-stock, non-profit, corporation under the provisions of, and subject to, the requirements of the laws of the Commonwealth of Virginia, for such cases made and provided, and we do by these, our Articles of Incorporation set forth as follows:

1. The name of the corporation is HUNTERS RIDGE CONDOMINIUM OWNERS ASSOCIATION, INC.

2. The purposes of the corporation are:

a. To provide an association of Unit Owners of the Hunters Ridge Condominium to act as a group in accordance with the condominium instruments and the Virginia Condominium Act.

b. To provide for the maintenance and preservation of the General Common Elements and Limited Common Elements as defined by the Declaration of Condominium dated July 1, 1985 by DMI Corporation to be recorded in the Clerk's Office of the County of Rockingham, as more particularly shown and described on the plats and plans of the Hunters Ridge Condominium recorded therewith.

c. To promote the health, safety and welfare of the residents of the Hunters Ridge Condominium.

d. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, and as the same may be amended from time to time as provided therein, in accordance with the ByLaws Of Hunters Ridge Condominium Owners Association, Inc.

e. To have and to exercise any and all powers, rights and privileges which a corporation organized under the non-stock, not for profit, laws of the Commonwealth of Virginia may now or hereafter have or exercise.

3. The Association may be dissolved with the assent given in writing and signed by all members subject to the limitations of the Declaration.

In the event of dissolution of the corporation, all of its assets, both real and personal, tangible and intangible, shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event dedication is refused, all assets shall be granted, conveyed, and assigned to any organization or group of persons named by the Board of Directors of the corporation which meets the following description and qualifications:

Said organization must be a corporation, community chest, fund, foundation or governmental unit organized exclusively for religious, charitable, scientific, or educational purposes for public services and benefit.

4. No part of the net earnings shall inure to the benefit of any individual.

5. Membership in the corporation shall be limited to Unit Owners of the Hunters Ridge Condominium. Each Unit shall be entitled to one (1) vote. No other person or legal entity may be a member of the Association or vote in its affairs.

6. The membership shall elect all Directors of the corporation by a majority vote. There shall be no less than three (3) Directors, who need not be members of the Association as fixed by the ByLaws. The number of Directors may be changed by an amendment of the ByLaws of the Association.

7. The address of the initial registered office shall be 1201 Jamestown Road, City of Williamsburg, Virginia 23185, and the name of the initial registered agent shall be LARRY R. McCARDLE, at that address, who is a resident of the State of Virginia, and whose business address is 1201 Jamestown Road, City of Williamsburg, Virginia 23185.

8. The number of Directors constituting the initial Board of Directors shall be three (3), who shall act until the selection of their successors, their names and addresses are as follows:

Larry R. McCardle
2 Tempusford Lane
Williamsburg, Virginia 23185

Sterling M. Nichols
100 South Point Drive
Williamsburg, Virginia 23185

William R. Bland
404 Capitol Landing Road
Williamsburg, Virginia 23185

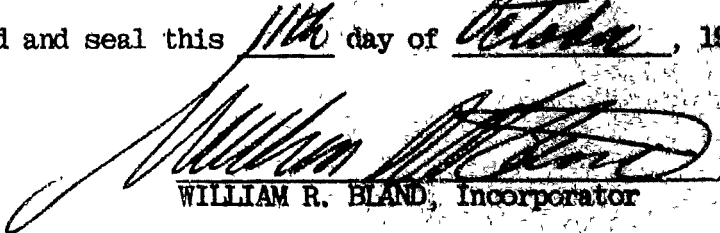
9. The corporation shall exist perpetually.

10. Amendment of these Articles shall require the assent of more than two-thirds (2/3) of the entire membership.

11. Each person now or hereafter a director, officer, or agent of the corporation (and his heirs, and administrators) shall be indemnified by the corporation against all claims, liabilities, judgments, settlements, costs and expenses including all attorney's fees imposed upon or reasonably incurred by him in connection with or resulting from any party by reason of his being or having been a director, officer, or agent of the corporation (whether or not a director at the time such costs or expenses are incurred by or imposed upon him), except in relation to matters as to which he shall have been finally adjudged in such action, suit or proceeding to be liable

for gross negligence or willful misconduct in the performance of his duties as such director, officer or agent. In the event of any other judgment against such director, officer, or agent, or in the event of a settlement, the indemnification shall be made only if the corporation shall be advised, in case none of the persons involved shall be or have been a director, by the Board of Directors of the corporation, and otherwise by independent counsel to be appointed by the Board of Directors, that in its or his opinion such director, officer, or agent was not guilty of gross negligence or willful misconduct in the performance of his duty, and in the event of a settlement, that such settlement was or is in the best interest of the corporation. If the determination is to be made by the Board of Directors, it may rely as to all questions of law on the advice of independent counsel. Such right of indemnification shall not be deemed exclusive of any rights to which he may be entitled under any ByLaws agreement, vote of members, or otherwise.

GIVEN under my hand and seal this 11th day of October, 1985.


WILLIAM R. BLAND, Incorporator (SEAL)

STATE OF VIRGINIA

COUNTY OF JAMES CITY, to-wit:

I, A. Renee Cason, the undersigned Notary Public in and for the jurisdiction aforesaid, do hereby certify that WILLIAM R. BLAND whose name is signed to the foregoing writing bearing date on the 11th day of October, 1985, has this day acknowledged the same before me in the jurisdiction aforesaid.

GIVEN under my hand this 11th day of October, 1985.


NOTARY PUBLIC

My commission expires on: 11/22/89.

STONE, BLAND AND PUGH, P.C.

ATTORNEYS AT LAW

MAILING ADDRESS

P. O. BOX 88

WILLIAMSBURG, VIRGINIA 23187

WILLIAM T. STONE
WILLIAM R. BLAND
DAVID F. PUGH

PHONE 222-8770 &
277-2801
AREA CODE 804

October 11, 1985

State Corporation Commission
Post Office Box 1197
Richmond, Virginia 23209

Re: ~~Articles Of Incorporation of~~
Hunters Ridge Condominium
Owners Association, Inc.



Dear Sir:

Enclosed herewith please find the original Articles Of Incorporation regarding the above captioned matter. Also enclosed please find my check in the sum of \$70.00 made payable to the State Corporation Commission and my check in the sum of \$12.00 made payable to the Clerk of the Circuit Court for the County of Rockingham for same.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Yours truly,

STONE, BLAND AND PUGH, P.C.


William R. Bland

WRB:gpb

Enclosures

9 Cl. Ct. City of Williamsburg \$12.00

CF 50

FF 10

RF 10

\$70.00 A 10/16/85

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SCC11

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COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

RICHMOND, October 21, 1985

\$70.00

RECEIVED OF

William R. Bland
Attorney at Law
P. O. Box H-B
Williamsburg, Va. 23187

FOR HUNTERS RIDGE CONDOMINIUM OWNERS ASSOCIATION, INC. on account
of fees for incorporation:

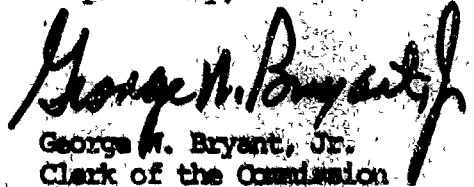
Filing Fee, \$10.00

Charter Fee, \$50.00

Recording Fee, \$10.00

The certificate of incorporation was issued and admitted to record in this office on
the above date.

Respectfully,


George W. Bryant, Jr.
Clark of the Commission

CIS019

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277299

COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

RICHMOND, October 21, 1985

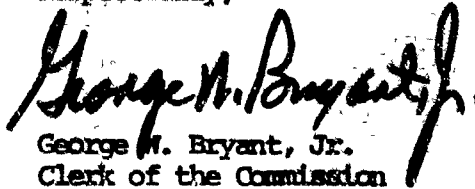
To the Clerk of the Circuit Court, City of Williamsburg .

I enclose a check for \$12.00 to pay the cost of recording in your office the enclosed certificate and the accompanying articles for HUNTERS RIDGE CONDOMINIUM OWNERS ASSOCIATION, INC. .

Please mail your receipt direct to

William R. Bland
Attorney at Law
P. O. Box H-B
Williamsburg, Va. 23187

Respectfully,


George M. Bryant, Jr.
Clerk of the Commission

CIS019