

ARTICLES OF INCORPORATION

OF

CHARING CROSS TOWNHOUSES CONDOMINIUM ASSOCIATION, INC.

FIRST: I, Robert W. Warfield, whose post office address is 650 Ritchie Highway, Severna Park, Maryland, 21146, being at least eighteen (18) years of age, do hereby form a non-stock corporation under and by virtue of the general laws of the State of Maryland.

SECOND: The name of the corporation (which is hereinafter called the "Corporation") is:

CHARING CROSS TOWNHOUSES CONDOMINIUM ASSOCIATION, INC.

THIRD: The purposes for which the Corporation is formed and the objectives to be carried on and promoted by it, are as follows:

(1) To promote the social and general welfare and the common good of the Unit Owners and/or Members of Charing Cross Townhouses, A Condominium, in connection with the operation, maintenance, and management of the Condominium pursuant to and in conformity with Title 11, Real Property Article, Annotated Code of Maryland, hereinafter referred to as the "Horizontal Property Act", on a non-profit basis in Anne Arundel County, State of Maryland.

(2) To buy, own, sell, convey, assign, mortgage, or lease any interest in real estate and personal property and to construct, maintain and operate improvements thereon necessary or incident to the primary purpose of the Corporation, to promote the social and general welfare of the members and residents of Charing Cross Townhouses, A Condominium.

(3) To borrow money and issue evidence of indebtedness in furtherance of any or all of the objects of the Corporation and to secure the same by mortgage, pledge, or other lien on the Corpora-

tion's property.

(4) To do and perform all acts reasonably necessary to accomplish the purposes of the Corporation, including the execution of all agreements, mortgages, deeds of trust, and any and all other instruments which may be necessary or appropriate to enable the Corporation to carry forward the basic purposes and objects of the Corporation, including , but limited to the right to act as attorney-in-fact and the exercise of the power set forth in the Horizontal Property Act, and the Declaration and By Laws of the Corporation.

(5) To exercise and perform, without limitation, all of the powers and duties of the Council of Unit Owners of the Condominium in a manner consistent with the provisions of the Horizontal Property Act and the aforesaid Declaration and By Laws.

(6) The Corporation shall be authorized to exercise and enjoy all the powers, rights and privileges granted to or conferred upon corporations of a similar character by the general laws of the State of Maryland, now or hereafter enforced, and the enumeration of the foregoing powers shall not be deemed to exclude any powers, rights, or privileges, so granted or conferred.

FOURTH: The post office address of the principal office of the Corporation in this State is: P. O. Box 3341, Crofton, Maryland 21114. The name and post office address of the resident of the Corporation in this State are: John P. Modderno, Maple Road, Gambrills, Maryland 21054 . Said Resident Agent is an individual actually residing in this State.

FIFTH: The Corporation shall have no capital stock and is not authorized to issue capital stock. Every person, group of persons, corporations, trusts, or other legal entities, or any combination thereof, who are the holders of record title to the fee

simple interest to any Condominium Unit in Charing Cross Townhouses, A Condominium, shall be a member of the Corporation, provided, however, that any person, group of persons, corporations, trusts, or other legal entities, or any combination thereof, which holds such interest solely as security for the performance of an obligation shall not be a member.

SIXTH: The number of directors of the Corporation shall be three (3), which number may be increased or decreased pursuant to the By Laws of the Corporation, but shall never be less than three (3). The names of the directors who shall act until the first annual meeting and until their successors shall be duly chosen and qualified, are: John P. Modderno, Joseph Modderno, and John Henley. No member of the Board of Directors nor any officer shall receive any compensation for serving in such capacity, but any persons may be paid such compensation for services rendered to the Corporation as the Board of Directors shall, from time to time, deem reasonable, and any person may be reimbursed for any expenses, disbursements, or liability made or incurred by such person for or on account of the Corporation or in connection with the management and conduct of the affairs of the Corporation.

SEVENTH: The Corporation shall not be conducted or operated for profit, and no part of the net earnings of the Corporation shall inure to the benefit of or be distributed to any director, officer, contributor, or private individual, nor shall any of such net earnings or the property or assets of the Corporation be used other than for the purposes set forth herein.

EIGHTH: The duration of the Corporation shall be perpetual.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation this \_\_\_\_\_ day of \_\_\_\_\_, 1979, and I acknowledge the same to be my act.

WITNESS:

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Robert W. Warfield

OF

CHARING CROSS TOWNHOUSES CONDOMINIUM ASSOCIATION, INC.

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1978 DEC -3 AM 10:19

(5) To exercise and perform, without limitation, all of the powers and duties of the Council of Unit Owners of the Condominium in a manner consistent with the provisions of the Horizontal Property Act and the aforesaid Declaration and By Laws.

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EIGHTH: The duration of the Corporation shall be perpetual.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation this 5<sup>th</sup> day of July, 1979, and I acknowledge the same to be my act.

WITNESS:

W. J. Brigham

Robert W. Warfield  
ROBERT W. WARFIELD

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ARTICLES OF INCORPORATION  
OF

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CHARING CROSS TOWNHOUSES CONDOMINIUM ASSOCIATION, INC.

approved and received for record by the State Department of Assessments and Taxation  
of Maryland August 1, 1979 at 8:30 o'clock A. M. as in conformity  
with law and ordered recorded.

*[Handwritten signature]*  
\_\_\_\_\_

Recorded in Liber 2451, 100683, one of the Charter Records of the State  
Department of Assessments and Taxation of Maryland.

\_\_\_\_\_

Bonus tax paid \$ 20.00 Recording fee paid \$ 20.00 Special Fee paid \$ \_\_\_\_\_

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, this \_\_\_\_\_ day of \_\_\_\_\_ 1979.

*William J. Summers*  
\_\_\_\_\_



A 87744

Mailed to: *Morrament Tolls Co.*

July 12, 1979

Amendment to Declaration

Please be advised that the Declaration recorded for Charing Cross Townhouses under Liber 3218 folio 348 on July 6, 1979, contains a typographical error.

Specifically, on page 10, ARTICLE VI, SECTION 1, the term reserved to add units to the condominium shall be for a period of seven (7) years instead of ten (10) years indicated on the document.

Charing Cross, Inc.

*John N. Modderno*

John N. Modderno  
President

SWORN TO AND SUBSCRIBED before me this 12th day of July, 1979

*Doris L. Dunleavy*

Doris L. Dunleavy  
Notary Public  
State of Maryland  
Anne Arundel County

My Commission Expires: July 1, 1982

1979 JUL 12 PM 1:26

Signed to: John Modderno