

ARTICLES OF INCORPORATION  
OF  
SANDRIDGE HOMEOWNER'S ASSOCIATION, INC.

STATE OF MARYLAND

Know all things that this is a true and complete copy of the instrument on file in this office. DATED: 12/27/89  
STATE DEPARTMENT OF ASSESSMENTS AND TAXATION:

stamp replaces our previous certification system. Effective: 6/95  
Custodian

APPROVED AND RECEIVED FOR RECORD BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION  
OF MARYLAND DECEMBER 27, 1989 AT 8:39 O'CLOCK A. M. AS IN CONFORMITY  
WITH LAW AND ORDERED RECORDED.

8

ORGANIZATION AND  
CAPITALIZATION FEE PAID

20.00

RECORDING  
FEE PAID

20.00

SPECIAL  
FEE PAID

D2926202

ANNE ARUNDEL COUNTY



TO THE CLERK OF THE COURT OF

IT IS HEREBY CERTIFIED THAT THE WITHIN INSTRUMENT, TOGETHER WITH ALL ENDORSEMENTS THEREON, HAS  
BEEN RECEIVED, APPROVED AND RECORDED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND

RETURN TO:  
CORBIN, WARFIELD, SCHAFFER &  
MEREDITH  
4 EVERGREEN ROAD  
SEVERNA PARK

MD 11146 3897

125C3032291

A 319228



RECORDED IN THE RECORDS OF THE  
STATE DEPARTMENT OF ASSESSMENTS  
AND TAXATION OF MARYLAND IN LIBER. FOLIO.

APPROVED FOR RECORD

12-29-89 at 8:39 a.m.

**ARTICLES OF INCORPORATION**

**OF**

**SANDRIDGE HOMEOWNER'S ASSOCIATION, INC.**

In compliance with the requirements of the laws of the State of Maryland, Corporations and Associations Article, Section 5-201, et. seq., the undersigned, all of whom are residents of the State of Maryland and all of whom are of full legal age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

**ARTICLE I**

The name of the Corporation (which is hereinafter called the "Association") is: "SANDRIDGE HOMEOWNER'S ASSOCIATION, INC."

**ARTICLE II**

The principal office of the Association is located at 2 Evergreen Road, Severna Park, Maryland 21146.

**ARTICLE III**

Fred Pritt, whose address is 2 Evergreen Road, Severna Park, Maryland 21146, is hereby appointed the initial Resident Agen. of this Association; said Resident Agent is a citizen of the State of Maryland and actually resides therein.

**ARTICLE IV**

**PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed to provide for maintenance, preservation and architectural control of the residence lots and Common Area within that certain tract of property described in Exhibit "A" attached hereto and made a part hereof,

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1839  
DEC 29  
A  
8:39

and to promote the health, safety, and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of Land Records for Anne Arundel County, Maryland, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length.

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

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

(d) Borrow money, and with the assent of two-thirds (2/3) of each class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the Common Area 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 an

instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Stock Corporation Law of the State of Maryland by law may now or hereafter have or exercise.

#### **ARTICLE V**

##### **MEMBERSHIP**

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 Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association. The Association shall not be authorized to issue stock.

#### **ARTICLE VI**

##### **VOTING RIGHTS**

The Association shall have two (2) classes of voting membership:

(a) Class A. Class A Members shall be all Owners with the exception of the Declarant, and shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such

Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

(b) Class B. The Class B Members shall be the Declarant (as defined in the Declaration), and shall be entitled to one (1) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

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

(2) Five (5) years from the date of recordation of the Declaration.

#### **ARTICLE VII**

##### **BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws 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: Fred Pritt, Susan Gearhart and Fred Pritt II.

At the first annual meeting, the members shall elect three (3) Directors for a term of one (1) year, and at each annual meeting thereafter the members shall elect three (3) Directors for a like term.

#### **ARTICLE VIII**

##### **DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association,

other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created. 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 such similar purposes.

**ARTICLE IX  
DURATION**

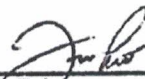
The Corporation shall exist perpetually.

**ARTICLE X  
AMENDMENTS**

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership. In addition, the Class B members shall have the right without the consent of Class A members to amend these Articles at any time to meet the requirements of the Federal, State or local governmental agencies having jurisdiction over the design, construction and financing of the subdivision.

IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of Maryland, we, the undersigned, constituting the incorporators of this

Association, have executed these Articles of Incorporation this 22<sup>ND</sup> day of December, 1989, and acknowledge this instrument to be our act.

  
\_\_\_\_\_  
Fred Pritt

*Susan Gearhart*  
\_\_\_\_\_  
Susan Gearhart

*Robert W. Warfield*  
\_\_\_\_\_  
Robert W. Warfield

Rfp7043.aoi

**EXHIBIT "A"**

**B E I N G** all those lots of ground more particularly shown on the Plat entitled "SANDRIDGE," which Plat is recorded among the Land Records of Anne Arundel County in Plat Book 115, Pages 17 and 18.