

**ARTICLES OF INCORPORATION
OF
COUNCIL OF UNIT OWNERS OF
CONDOMINIUM RESIDENCES I OF FALLSGROVE, INC.**

THESE ARTICLES OF INCORPORATION are made this 15th day of January, 2003, by Nicole J. Papa, a resident of Maryland being at least eighteen (18) years of age, having an address at 218 North Charles Street, Baltimore, Maryland 21201.

WITNESSETH:

THAT, WHEREAS, pursuant to the provisions of Title 11 of the Real Property Article of the Annotated Code of Maryland (hereinafter referred to as the "Maryland Condominium Act"), and by a Declaration to be recorded among the Land Records of Montgomery County, Maryland (hereinafter referred to as the "Declaration"), Declarant (as defined in the Declaration) has subjected or will subject to a condominium regime certain land, situated and lying in Montgomery County, Maryland, which is described therein, together with the improvements thereon and the appurtenances thereto, thereby creating a condominium with respect to the same which is known as "Condominium Residences I of Fallsgrrove" (hereinafter referred to as the "Condominium"), all as is more particularly set forth in the provisions of the Declaration; and

WHEREAS, under the provisions of the Declaration, the affairs of the Condominium are to be governed in accordance with Bylaws (hereinafter and in the Declaration referred to as the "Bylaws"), the initial form of which has been designated as an exhibit to the Declaration and has been recorded among the Land Records of Montgomery County, Maryland immediately following the recordation thereamong of the Declaration; and

WHEREAS, under the provisions of the Declaration, the affairs of the Condominium are to be governed by an entity which is to constitute both a council of unit owners, organized and existing under the provisions of the Maryland Condominium Act, and a nonstock corporation, organized and existing under the laws of Maryland; and

WHEREAS, the undersigned, by these Articles of Incorporation, intends to incorporate such entity;

NOW, THEREFORE, the undersigned, being at least eighteen (18) years of age, does hereby form a nonstock corporation under the general laws of the State of Maryland, upon the terms and subject to the conditions which are hereinafter set forth:

ARTICLE I. The name of the corporation (which is hereinafter called the "Corporation") shall be: Council of Unit Owners of Condominium Residences I of Falls Grove, Inc. *H*

ARTICLE II. The period of existence and duration of the life of the Corporation shall be perpetual, subject to the right of the Unit Owners to terminate the Condominium regime as provided in Section 11-123 of the Maryland Condominium Act.

ARTICLE III.

(a) The purposes for which the Corporation is formed are as follows:

(i) To operate, govern and manage as the Council of Unit Owners of Condominium Residences I of Falls Grove, Inc., a condominium council of unit owners as provided in the Maryland Condominium Act.

(ii) To carry on any and all business, transactions and activities permitted by the Maryland General Corporation Law which may be deemed desirable by the Board of Directors of the Corporation, whether or not identical with or related to the business described in

the foregoing paragraph of this Article, as well as all activities and things necessary to incidental thereto, to the full extent empowered by such laws.

(iii) To do and perform any and all acts and things which a council of unit owners organized and existing under the provisions of the Maryland Condominium Act (as from time to time amended) is or may be empowered to do, without limitation to restriction of any kind.

(iv) To do and perform any and all acts and things which the Corporation is authorized or empowered to do by the provisions of the Declaration, the Bylaws or the Condominium Plat (as that term is defined by the provisions of the Declaration) as from time to time amended.

(v) To have the right to exercise and enjoy all other powers, rights and privileges granted to or conferred upon corporations of this character by the laws of the State of Maryland, or by any other state in which it may qualify; and that the enumeration of certain powers as herein specified not be exclusive of or a waiver of any of the powers, rights and privileges granted or conferred by the laws of said state now or hereafter in force.

(vi) To engage in any other business permitted by law.

(b) Anything contained in the foregoing provisions of this Article to the contrary notwithstanding, nothing in such provisions shall be deemed to empower the Corporation to take any action, or to permit the Corporation not to take any action, if any to the extent that its taking or failure to take such action is not permitted by the provisions of the Maryland Condominium Act, the Declaration, the Bylaws or the Condominium Plat.

ARTICLE IV. The post office address of the place at which the principal office of the Corporation is located in this State will be c/o Bozzuto & Associates, Inc., 6401 Golden

Triangle Drive, Suite 200, Greenbelt, Maryland 20770. The Resident Agent of the Corporation is Richard L. Mostyn, 6401 Golden Triangle Drive, Suite 200, Greenbelt, Maryland 20770. //

ARTICLE V. The Corporation shall initially have five (5) Directors. The initial members of the Board of Directors shall be: Thomas S. Bozzuto, John B. Slidell, Charles Covell, Richard L. Mostyn and Olive M. Chalmers. The initial Directors shall serve until their successors are duly chosen and qualified. The number of Directors may be changed in such lawful manner as the Bylaws may from time to time provide.

ARTICLE VI.

(a) The Corporation shall be a non-stock corporation and is not authorized or empowered to issue stock of any type or class.

(b) Nothing in the foregoing provisions of this Article shall be deemed in any manner to alter or impair any right or power which the Corporation may have from time to time to issue such bonds, notes and other evidence of secured or unsecured indebtedness, in such amounts, for such consideration, upon such terms and subject to such conditions as the Corporation may determine.

ARTICLE VII. The membership of the Corporation shall consist of and be limited to all of the Unit Owners, as that term is defined by the provisions of the Declaration.

ARTICLE VIII. The Corporation reserves the right, from time to time, to make any amendments of its Articles of Incorporation which may now or hereinafter be authorized by law.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation on the date first above written.

WITNESS:

Brenda J. Heacock

Nicole J. Papa
Nicole J. Papa

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 15th day of January, 2003, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City aforesaid, personally appeared Nicole J. Papa, and acknowledged the foregoing Articles of Incorporation to be her act.

AS WITNESS my hand and Notarial Seal.

Brenda J. Heacock
Notary Public
My Commission Expires: 7/11



RESIDENT AGENT CONSENT

I HEREBY CONSENT TO ACT AS RESIDENT AGENT IN MARYLAND FOR THE
ABOVE-NAMED ENTITY.


Richard L. Mostyn

CUST ID:0001040321
WORK ORDER:0000688590
DATE:01-15-2003 08:29 PM
AMT. PAID:\$440.00

CORPORATE CHARTER APPROVAL SHEET

**** KEEP WITH DOCUMENT ****


DOCUMENT CODE 02 BUSINESS CODE 04

Close _____ Stock _____ Nonstock

P.A. _____ Religious _____

Merging (Transferor) _____

Surviving (Transferee) _____



1000361987974759

ID # D07205115 ACK # 1000361987974759
LIBER: B00476 FOLIO: 0061 PAGES: 0007
COUNCIL OF UNIT OWNERS OF CONDOMINIUM R
ESIDENCES I OF FALLSGROVE, INC.

01/15/2003 AT 04:45 P WO # 0000688590

_____ New Name _____

FEES REMITTED

Base Fee: 20
Org. & Cap. Fee: 20
Expedite Fee: _____
Penalty: _____
State Recordation Tax: _____
State Transfer Tax: _____

Certified Copies _____
Copy Fee: _____

Certificates _____
Certificate of Status Fee: _____
Personal Property Filings: _____
Other: _____
TOTAL FEES: 40

Change of Name
Change of Principal Office
Change of Resident Agent
Change of Resident Agent Address
Resignation of Resident Agent
Designation of Resident Agent
and Resident Agent's Address
Change of Business Code

Adoption of Assumed Name

Other Change(s)

Credit Card _____ Check Cash _____

11 Documents on 11 Checks / 1wo

Approved By: 10

Keyed By: _____

COMMENT(S):

Code 027
Attention: _____
Mail to Address: _____

Stamp Work Order and Customer Number HERE

CUST ID: 0001040321
WORK ORDER: 0000688590
DATE: 01-15-2003 08:29 PM
AMT: PRID: \$440.00