

ARTICLES OF INCORPORATION
OF
CORNERSTONE HILL COMMUNITY ASSOCIATION, INC.

THESE ARTICLES OF INCORPORATION are made by **NATHAN BLATCHLEY**, a resident of Maryland being at least eighteen (18) years of age, having an address at 635 East First Street, Cumberland, Maryland 21502.

WITNESSETH

WHEREAS, pursuant to the provisions of Title 11B of the Real Property Article of the Annotated Code of Maryland (hereinafter referred to as the "Maryland Homeowners Association Act") and by a Declaration of Covenants, Conditions and Restrictions dated December 1, 2006 , and as amended July 30th, 2009, and thereafter recorded among the Land Records of Allegany County, Maryland (hereinafter referred to as the "Declaration"), the Declarant (as defined in the Declaration) has subjected to a homeowners' association regime certain land, situated and lying in the City of Cumberland, Allegany County, Maryland which is described therein, together with the improvements thereon and the appurtenances thereto, thereby creating a homeowners' association with respect to the same which is known as "Cornerstone Hill Community Association" (hereinafter referred to as the "Association"), 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 Association are to be governed in accordance with the Bylaws to be adopted by the Association (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 Allegany County, Maryland immediately following the recordation there among the Declaration; and

WHEREAS, under the provisions of the Declaration, the affairs of the Association are to be governed by an entity which is a non-stock 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 non-stock 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 hereafter called the "Corporation") shall be: **Cornerstone Hill Community Association, Inc.**

ARTICLE II. The period of existence and duration of the life of the Corporation shall be perpetual, subject to the right of the Owners to terminate the homeowners' association regime.

ARTICLE III.

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

(i) To operate, govern and manage as Cornerstone Hill Community Association, Inc., as an association of homeowners and residents as provided in the Maryland Homeowners' Association 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 or incidental thereto, to the full extent empowered by such laws.

(iii) To do and perform any and all acts and things which an association of homeowners organized and existing under the provisions of the Maryland Homeowners' Association Act (as from time to time amended) is or may be empowered to do, without limitation or 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 or the Bylaws 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 the enumeration of certain powers as herein specified shall not be exclusive of, or a waiver of, any of the powers, rights and privileges granted or conferred by the laws of the 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, to the extent that its taking or failure to take such action is not permitted by the provisions of the Maryland Homeowners Association Act, the Declaration or the Bylaws.

ARTICLE IV. The post office address of the place at which the principal office of the Corporation is located in this State will be 635 East First Street, Cumberland, Maryland 21502.

The Resident Agent of the Corporation is Jeffrey S. Getty, Esquire, c/o Geppert, McMullen, Paye & Getty, 21 Prospect Square, Cumberland, Maryland 21502.

ARTICLE V. The Corporation shall initially have three (3) Directors who shall be Nathan Blatchley, David Riekse and Russell Conway. 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.

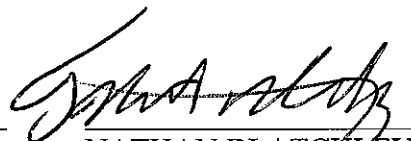
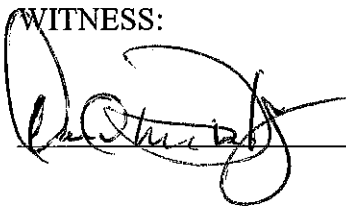
(b) Nothing in the foregoing provisions of this Article shall be deemed in any manner to alter or impair any right or power which the Corporation may have from time to time to issue such bonds, notes and other evidence of secured or unsecured indebtedness, in such amounts, for such consideration, upon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


NATHAN BLATCHELEY

RESIDENT AGENT'S CONSENT

I, JEFFREY S. GETTY, 21 Prospect Square, Cumberland, Maryland 21502, pursuant to Section 1-208 of the *Corporations and Associations Article* do hereby consent to my designation as Resident Agent for (Corporation), a Limited Liability Company.

Witness:

Jay R. Emerick

Jeff S. Getty
JEFFREY S. GETTY

**Maryland Department of Assessments and Taxation****Taxpayer Services Division**

301 West Preston Street Baltimore, MD 21201 (2007 vw4.3)

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Taxpayer Services Division

Entity Name: CORNERSTONE HILL COMMUNITY ASSOCIATION, INC.
Dept ID #: D13153861

General Information Amendments Personal Property Certificate of Status

Principal Office 635 EAST FIRST STREET
(Current): CUMBERLAND, MD 21502

Resident Agent JEFFREY S. GETTY, ESQUIRE
(Current): GEPPERT, MCMULLEN, PAYE & GETTY
21 PROSPECT SQUARE
CUMBERLAND, MD 21502

Status: INCORPORATED

Good Standing: Yes

Business Code: Ordinary Business - Non-stock

Date of Formation or Registration: 07/20/2009

State of Formation: MD

Stock/Nonstock: Non-Stock

Close/Not Close: Not Close

Link Definition

General Information General information about this entity
Amendments Original and subsequent documents filed
Personal Property Personal Property Return Filing Information and Property Assessments
Certificate of Status Get a Certificate of Good Standing for this entity