

**ARTICLES OF INCORPORATION  
OF  
SUMMERLAKE HOMES ASSOCIATION**

In compliance with the requirements of Chapter 10 of Title 13.1 of the Code of Virginia of 1950, as amended, the undersigned, all of whom are residents of the State of Virginia and all of whom are of full 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 is SUMMERLAKE HOME ASSOCIATION, hereafter called the "Association".

**ARTICLE II**

The principal office of the Association, which is the initial registered office of the Association, is 2600 Washington Avenue, Suite 900, Newport News, Virginia 23607. The name of the City in which the initial office is located is Newport News, Virginia.

**ARTICLE III**

The name of its initial registered agent is Svein J. Lassen, who is a resident of Virginia, a member of the Virginia State Bar, and a Director of the Association, and whose business office is the same as the registered office, namely, 2600 Washington Avenue, Suite 900, Newport News, Virginia 23607.

**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 are to provide for maintenance, preservation, and architectural control of the residence Lots and Common Area within that certain tract of the property described on Exhibit A, attached thereto and made a part hereof, 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 be to recorded in the Office of the Clerk of the Circuit Court for the City of Newport News, Virginia.
- (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, well, 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 more than two-third (2/3<sup>rd</sup>) 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;
  - (f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation, or annexation (other than annexations provided for in the Declaration) shall have the assent of more than two-third (2/3<sup>rd</sup>) of each class members;
  - (g) have and to exercise any and all powers, rights, and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Virginia by law and 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 assessments 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.

## **ARTICLE VI**

### **VOTING RIGHTS**

The Association shall have two class of voting membership:

Class A: Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one 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.

Class B: The Class B member(s) shall be the Declarant as defined in the Declaration and shall be entitled to three (3) votes for each Lot owned now or in any section which may be hereafter annexed. Such entitlement to three (3) votes shall be in effect at any time hereafter when the total votes outstanding in the Class B membership. At such time as the total votes outstanding

in the Class A membership equal the total votes outstanding in the Class B membership, then the Class B membership shall be entitled to only one (1) vote for each Lot owned, provided, however, that in the event of subsequent annexation or annexations Lot ownership of the Class A and Class B members shall be counted in the aggregate and based upon said aggregate Lot ownership, the entitlement as hereabove set forth shall apply; provided, however, that in any event that four (4) years from the conveyance of the first Lot to an Owner the Class B membership shall cease and be converted to a Class A membership and thereafter the Class B members and the Class A members shall be entitled to one (1) vote for each Lot ownership thereafter.

## **ARTICLE VII**

### **BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of five (5) 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 the directors until the selection of their successors are:

<b><u>NAME</u></b>	<b><u>ADDRESS</u></b>
B. M. Millner	1209 Mallicotte Lane, Newport News, VA
Svein J. Lassen	315 Park Place, Newport News, VA
John W. Worley	115 Winders Lane, Grafton, VA
Kenneth L. Allen	60 Post Street, Newport News, VA
Frances K. Barber	207 Hercules Drive, Hampton, VA

At the first annual meeting the members shall elect two directors for a term of three years, two directors for a term of two years, and one director for a term of one year; and at each annual meeting thereafter the members shall elect directors for a term of three years.

## **ARTICLE VIII**

### **DISSOLUTION**

The Association may be dissolved, but only upon compliance with all of the provisions of Section 13.1-902 et. seq. of the Code of Virginia or any amendment thereto. 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 this 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 approval of Seventy-five percent (75%) of the entire membership.