

# Commonwealth of Virginia



## STATE CORPORATION COMMISSION

*Richmond, September 23, 2002*

*This is to certify that the certificate of incorporation of*

**The Grove at Huntley Meadows Homeowners  
Association, Inc.**

*was this day issued and admitted to record in this office and that  
the said corporation is authorized to transact its business subject  
to all Virginia laws applicable to the corporation and its business.  
Effective date: September 23, 2002*



*State Corporation Commission*

*Attest:*

*Joel H. Peck*

*Clerk of the Commission*

ARTICLES OF INCORPORATION

OF

THE GROVE AT HUNTLEY MEADOWS HOMEOWNERS ASSOCIATION, INC.

In compliance with the requirements of Chapter 10 of Title 13.1 of the 1950 Code of Virginia, as amended, the undersigned, who is at least twenty-one (21) years of age, has this day, by execution of these Articles of Incorporation, voluntarily declared himself to be an incorporator for the purpose of forming a non-stock, non-profit corporation pursuant to the general laws of Virginia, and does hereby certify:

ARTICLE I

NAME OF CORPORATION

The name of the Corporation is The Grove at Huntley Meadows Homeowners Association, Inc., hereinafter called the "Association."

ARTICLE II

REGISTERED OFFICE

The initial registered office of the Association is located at 14121 Parke Long Court, Chantilly, Virginia, 20151 which is in the County of Fairfax.

ARTICLE III

REGISTERED AGENT

David A. Rettew, who is a resident of Virginia, a member of the Board of Directors and whose address is c/o Centex Homes, 14121 Parke Long Court, Chantilly, Virginia 20151, in the County of Fairfax, (being the same address as the registered office) is hereby appointed the initial registered agent of this Association.

## ARTICLE IV

### POWERS AND PURPOSES

This Association does not contemplate pecuniary gain or profit, direct or indirect, to the members thereof, and the specific purposes for which it is formed are to provide for or assure maintenance, preservation and architectural control of the Lots and Common Area within the property known or to be known as The Grove at Huntley Meadows, County of Fairfax, Virginia (the "Property"), including such additions thereto as may be hereafter brought within the jurisdiction of the Association. For this purpose, the Association, by and through its Board of Directors, shall have the power and authority to:

(a) Exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in the Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration," applicable to the Property and recorded or to be recorded among the Land Records of the County of Fairfax, Virginia, 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 and made a part hereof;

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

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

(e) 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 more than two-thirds (2/3) of each class of members, unless the Declaration or Bylaws provides otherwise.

(f) Have and exercise any and all powers, rights and privileges which a non-stock, non-profit corporation organized under the laws of the Commonwealth of Virginia by law may now or hereinafter have or exercise.

## ARTICLE V

### NO CAPITAL STOCK

This Association is not authorized to issue any capital stock and shall not be operated for profit. The Association does not anticipate distributing dividends, gains or profits to its members. No member shall have any personal liability for the debts or obligations of the Association.

## ARTICLE VI

### VOTING RIGHTS

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

Class A: Class A members shall be all Owners, with the exception of the Declarant (with respect to any Lot for which the Declarant holds a Class B membership,) and with the exception of Class C members. Class A members shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they, among themselves, determine, but in no event shall more than one (1) vote be cast by a Class A member 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. The Class B membership shall cease and be converted to a Class A membership upon the happening of any of the following events, whichever occurs earliest:

- (i) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (ii) December 31, 2008.
- (iii) Such earlier time as Declarant, in its sole discretion, determines.

Notwithstanding the foregoing, in the event of annexation of any additional properties, Class B membership shall be revived with respect to all Lots owned by the Declarant on the annexed property. Class B membership as to those Lots shall thereafter cease and be converted to Class A membership on the happening of either of the following events, whichever occurs first:

(i) when the total votes outstanding in the Class A memberships in the annexed property equal the total votes outstanding in the Class B membership in such annexed property; or

(ii) Four (4) years from the date of recordation of the final Deed of Dedication or Supplemental Declaration for the last portion of such annexed property.

The members of the Association shall have no preemptive rights, as such members, to acquire any memberships of this Association that may at any time be issued by the Association except as may be specifically provided in these Articles of Incorporation or the Bylaws of the Association.

## ARTICLE VII

### MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot forming a part of the Property, including contract sellers, shall be a member of the Association; provided that any such person or entity who or which holds such interest merely as security for the performance of an obligation shall not be a member. Membership shall be appurtenant to and may not be separated from ownership of any Lot that is subject to assessment by the Association.

## ARTICLE VIII

### BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors consisting of three (3) Directors who shall be initially appointed by the Declarant, and then elected by the members according to the Bylaws of the Association. The Directors need not be members of the Association. The number of Directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to initially act in the capacity of Directors until the selection of their successors are:

David A. Rettew  
c/o Centex Homes  
14121 Parke Long Court  
Chantilly, Virginia 20151

Bryon K. Reed  
c/o Centex Homes  
14121 Parke Long Court  
Chantilly, Virginia 20151

Joseph H. Ricketts III  
c/o Centex Homes  
14121 Parke Long Court  
Chantilly, Virginia 20151

## ARTICLE IX

### DISSOLUTION

The Association shall exist in perpetuity unless dissolved as provided herein.

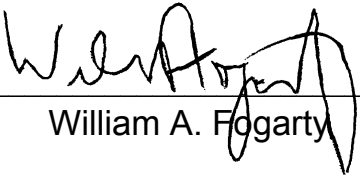
The Association may be dissolved at an Annual or Special Meeting by the vote of more than two-thirds (2/3) of the Members of each voting Class as provided in Section 13.1-902, Code of Virginia, 1950, as amended. Written notice of such proposed action shall be sent to all Members not less than twenty-five (25) nor more than fifty (50) days prior to a meeting called for such purpose. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall not be disposed of to any entity other than a non-profit organization conceived and organized to own and maintain such assets without first offering to dedicate the same to an appropriate public agency or to the County of Fairfax.

## ARTICLE X

### AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire voting membership. Annexation of additional properties, mergers, and consolidations, mortgaging of Common Area, dissolution and amendment of these Articles, requires prior approval of HUDNA as long as there is Class B membership.

IN WITNESS WHEREOF, for the purpose of forming this Corporation, under the laws of the Commonwealth of Virginia, the undersigned, incorporator of this Association, has executed these Articles of incorporation this 11 day of SEPTEMBER, 2002.

  
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William A. Fogarty