

Articles of Incorporation
Mount Vernon Condominium Association

ARTICLES OF INCORPORATION

OF

MOUNT VERNON ASSOCIATION
(A non-stock corporation)

ARTICLE I.

NAME

The name of the Association shall be Mount Vernon
Association (the Association).

ARTICLE II.

PURPOSE: DEFINITIONS

The purpose for which the Association is formed is to become a condominium management association in accordance with Chapter 4:2 of Title 55 of the 1950 Code of Virginia, as amended, known as the Condominium Act, for the management, maintenance and care of Common Elements in a Condominium located at 3700 Grove Avenue, Richmond, Virginia, as more particularly described in Exhibit A attached to and made a part of the Declaration for Mount Vernon Condominium (the "Declaration") which is recorded in the Clerk's Office, Circuit Court, City of Richmond, Division I, prior to the recording of these Articles. It is intended that this Association shall be a non-stock corporation which shall manage, maintain and care for certain property such that the Association will be a

condominium management association as that term is defined in Section 528(c)(2) of the Internal Revenue Code of 1954, as amended. Reference is hereby made to Article I of the Declaration for the meaning of certain initially capitalized terms used herein. The Association will operate in conformity with the Condominium Instruments.

ARTICLE III.

MEMBERS

The Association shall have three (3) classes of members. Each class of members shall automatically consist of all of the owners of Condominium Units contained within each class as shown in the table below. Upon divestment of his interest in a Unit or Units, the Former Unit Owner's membership in the Association shall be automatically terminated. The Association shall initially have no members other than the Declarant. The area of the Condominium Unit owned by each member shall determine the class to which the member belongs. A member may belong to more than one class by owning Units with different areas. The voting rights of each class of members is set forth in the following table:

<u>Classes of Members</u>	<u>Units Within Each Class</u>	<u>Voting Rights</u>
1	3701, 3703, 3705, 3707 3717, 3719, 3721, 3723 3700, 3702, 3704, 3706	.0045

Classes of Members --contd.

Units Within Each Class--contd.

Voting Rights--cont

3716, 3718, 3720, 3722
 301-A, B; C, D, I, J, K, L
 303-A, B, C, D, I, J, K, L
 305-A, B, C, D, I, J, K, L
 401-A, B; C, D; I, J, K, L
 403-A, B, C, D, I, J, K, L
 405-A, B, C, D, I, J, K, L
 407-A, B, C, D, I, J, K, L
 409-A, B, C, D, I, J, K, L
 501-A, B, C, D, I, J, K, L
 503-A, B, C, D, I, J, K, L
 505-A, B, C, D, I, J, K, L
 507-A, B, C, D, I, J, K, L
 509-A, B, C, D, I, J, K, L
 701-A, B, C, D, I, J, K, L
 703-A, B, C, D, I, J, K, L
 705-A, B, C, D, I, J, K, L

2.

3708, 3710, 3712, 3714
 3709, 3711, 3713, 3715

.0043

3

301-E, F, G, H
 303-E, F, G, H
 305-E, F, G, H
 401-E, F, G, H
 403-E, F, G, H
 405-E, F, G, H
 407-E, F, G, H
 409-E, F, G, H
 501-E, F, G, H
 503-E, F, G, H
 505-E, F, G, H
 507-E, F, G, H
 509-E, F, G, H
 701-E, F, G, H
 703-E, F, G, H
 705-E, F, G, H

.0049

ARTICLE IV.

DIRECTORS

The number of Directors of the Association shall be fixed by the Bylaws and shall not be less than three (3). There shall be three (3) members of the initial Board of Directors. The members of the Board of Directors shall be designated by the Declarant until deeds conveying Units representing 75% or more of the aggregate percentage interests are recorded or until the expiration of the maximum period permitted by the Condominium Act whichever first occurs. Thereafter the Board of Directors shall be elected by the members of the Association in accordance with the Bylaws.

The initial Board of Directors, as designated by the Declarant shall be as follows:

Richard W. Nuckols
620 Henri Road
Richmond, Virginia 23226

R. Hunter Manson
706 Spottswood Road
Richmond, Virginia 23229

Marcella Q. Campbell
12800 Penny Lane
Midlothian, Virginia 23113.

A majority of Directors shall constitute a quorum. The powers of the Directors and the method to be used for their replacement shall be as set forth in the Bylaws.

ARTICLE V.

EARNINGS

No part of the net earnings of the Association shall inure to the benefit of, or be distributable to its Directors, Officers or other private persons, except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered and to make payment and distribution in furtherance of the purposes as set forth in Article II hereof.

ARTICLE VI.

REGISTERED AGENT

The address of the initial registered office of the Association shall be in the County of Henrico at the following address: 9607 Gayton Road, Richmond, Virginia 23233, and R. Hunter Manson, who is a resident of Virginia, who is a member of the Virginia State Bar and whose business office is identical with the registered office, shall be the initial registered agent of the Association.

ARTICLE VII.

INDEMNIFICATION

The Association shall indemnify to the fullest extent permitted by law all directors, officers, employees, agents and other persons who may by law be indemnified.

DATED: December 14, 1981

A handwritten signature in dark ink, appearing to be 'M. A. M.', written over a horizontal line.

Incorporator

COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

AT RICHMOND,

December 17, 1981

The accompanying articles having been delivered to the State Corporation Commission on behalf of

Mount Vernon Association

and the Commission having found that the articles comply with the requirements of law and that all required fees have been paid, it is

ORDERED that this CERTIFICATE OF INCORPORATION

be issued, and that this order, together with the articles, be admitted to record in the office of the Commission, and that the corporation have the authority conferred on it by law in accordance with the articles, subject to the conditions and restrictions imposed by law.

STATE CORPORATION COMMISSION

By

Thomas P. Haworth

Commissioner