

Commonwealth of Virginia



State Corporation Commission

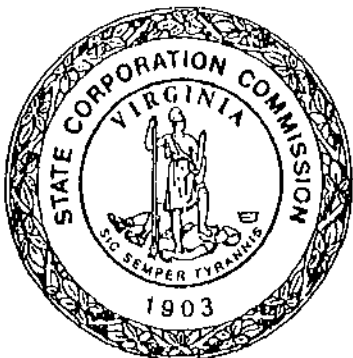
I Certify the Following from the Records of the Commission:

MOSBY'S LANDING UNIT OWNERS' ASSOCIATION is a corporation existing under and by virtue of the laws of Virginia, and is in good standing.

The date of incorporation is December 15, 1976.

Nothing more is hereby certified.

*Signed and Sealed at Richmond on this Date:
December 4, 2003*



Joel H. Peck

Joel H. Peck, Clerk of the Commission

ARTICLES OF INCORPORATION

OF

MOSBY'S LANDING UNIT OWNERS' ASSOCIATION

This is to certify that we, the undersigned, do hereby associate ourselves to establish a corporation in and by virtue of the provisions of the Virginia Non-Stock Corporation Act (Chapter 2, Title 13.1, Code of Virginia 1950, and acts amendatory thereof) for the purposes and in the corporate name hereinafter set forth, as follows:

ARTICLE I.

The name of the corporation is MOSBY'S LANDING UNIT OWNERS' ASSOCIATION, hereinafter called the "Association".

ARTICLE II.

The registered office of the Association is located at 7617 Little River Turnpike, Suite 460, Annandale, Virginia, Fairfax County, Virginia.

ARTICLE III.

Ronald L. Walutes, a resident of Virginia and a member of the Virginia State Bar, whose business address is 7617 Little River Turnpike, Suite 460, Annandale, Fairfax County, Virginia, is hereby appointed the initial registered agent of this Association.

ARTICLE IV.

PURPOSES 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 the management, maintenance, preservation and operation of the condominium project known as MOSBY'S LANDING in accordance with the recorded Declaration and By-Laws for said condominium project, for the benefit and enjoyment of owners of condominium units in said condominium project.

And 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

and By-Laws annexed thereto, applicable to MOSBY'S LANDING, A CONDOMINIUM, and to be recorded in the Office of the Clerk of the Circuit Court of Fairfax County, Virginia, and as the same may be amended from time to time as therein provided, said Declaration and By-Laws being incorporated herein as if set forth at length;

(b) Fix, levy, collect and endorse payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration and By-Laws; 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, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) Own, purchase, manage, maintain, repair and replace any or all of the equipment, facilities and buildings used in connection with the operation of the condominium project.

(f) Establish an orderly and efficient system of billing to pay for the expenses incurred in the furtherance of the aforesaid purposes.

(g) Promulgate such rules and regulations and perform such deeds as are deemed necessary to achieve the aforesaid objectives.

(h) 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 may now or hereafter have or exercise.

ARTICLE V.

MEMBERSHIP

Every person or entity who is a record owner of a condominium unit in MOSBY'S LANDING, A CONDOMINIUM, shall be a member of this Association. Membership shall be appurtenant to and may not be separated from ownership of any such condominium unit which is subject to assessment by the Association. Ownership of such condominium unit shall be the sole qualification for membership.

ARTICLE VI.

BOARD OF DIRECTORS

The initial Board of Directors shall be composed of three (3) persons who are to act until the election of their successors and their names and addresses are as follows:

- | | | |
|--|---|---|
| 1. James H. Rosenberg
4932 Sentinel Drive
Sumner, Maryland 20016 | 2. William N. Cafritz
7315 Wisconsin Avenue
Suite 545W
Bethesda, Md. 20014 | 3. Annie L. Torbik
1209 E. Jefferson Road
Sterling, Va. 22170 |
|--|---|---|

ARTICLE VII.

DISSOLUTION

The Association may be dissolved at a duly held meeting as provided in Section 13.1-248 of the Code of Virginia. Upon dissolution of the Association, the assets, both real and personal of the Association shall be dedicated to any appropriate public agency to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association, provided that such public agency shall expressly accept such dedication. 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 purposes and uses that would most nearly reflect the purposes and uses to which they were required to be devoted by the Association.

ARTICLE VIII.

DURATION

The corporation shall exist perpetually.

ARTICLE IX.

INSURANCE

The Association shall keep the improvements now existing or hereafter erected on the property of the Association insured against loss by fire or other hazards,

and shall obtain liability insurance, all in accordance with the By-Laws of the Association.

ARTICLE X.

AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Virginia, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 11th day of August, 1975.

James H. Rosenberg
James H. Rosenberg

William N. Cafritz
William N. Cafritz

Annie L. Torbik
Annie L. Torbik

COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

AT RICHMOND,
December 15, 1976

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

Mosby's Landing Unit Owners' 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.

Upon the completion of such recordation, this order and the articles shall be forwarded for recordation in the office of the clerk of the Circuit Court of Fairfax County

STATE CORPORATION COMMISSION
By Thomas P. Hamwood
Commissioner

VIRGINIA:

In the Clerk's Office of the Circuit Court of Fairfax County

The foregoing certificate (including the accompanying articles) has been duly recorded in my office this 30th day of Dec 1976 and is now returned to the State Corporation Commission by certified mail.

Linda Mayo, deputy
Clerk

FILE COPY

PROPERTY #: 5150
FILE NAME: M404-01

ARTICLES OF INCORPORATION OF MOSBY'S LANDING UNIT OWNERS' ASSOCIATION

ARTICLES OF INCORPORATION
OF
MOSBY'S LANDING UNIT OWNERS' ASSOCIATION

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And 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

and By-Laws annexed thereto, applicable to MOSBY'S LANDING, A CONDOMINIUM, and to be recorded in the Office of the Clerk of the Circuit Court of Fairfax County, Virginia, and as the same may be amended from time to time as therein provided, said Declaration and By-Laws being incorporated herein as if set forth at length;

(b) Fix, levy, collect and endorse payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration and By-Laws; 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, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) Own, purchase, manage, maintain, repair and replace any or all of the equipment, facilities and buildings used in connection with the operation of the condominium project.

(f) Establish an orderly and efficient system of billing to pay for the expenses incurred in the furtherance of the aforesaid purposes.

(g) Promulgate such rules and regulations and perform such deeds as are deemed necessary to achieve the aforesaid objectives.

(h) 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 may now or hereafter have or exercise.

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ARTICLE VI.

BOARD OF DIRECTORS

The affairs of the Association shall be governed by a Board of not less than three nor more than five Directors. The initial Board of Directors shall be composed of three (3) persons who are to act until the election of their successors and their names and addresses are as follows:

- | | | |
|--|---|--|
| 1. James H. Rosenberg
4932 Sentinel Drive
Sumner, Maryland 20016 | 2. William N. Cafritz
7315 Wisconsin Avenue
Suite 545W
Bethesda, Md. 20014 | 3. Rebecca McInerney
7513 Wisconsin Ave.
Suite 545W
Bethesda, Md. 20014 |
|--|---|--|

The first Board of Directors elected at the first annual meeting shall consist of five (5) persons.

ARTICLE VII.

DISSOLUTION

The Association may be dissolved at a duly held meeting as provided in Section 13.1-248 of the Code of Virginia. Upon dissolution of the Association, the assets, both real and personal of the Association shall be dedicated to any appropriate public agency to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association, provided that such public agent shall expressly accept such dedication. 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 purposes and uses that would most nearly reflect the purposes and uses to which they were required to be devoted by the Association.

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The Association shall keep the improvements now existing or hereafter erected on the property of the Association insured against loss by fire or other hazards,

and shall obtain liability insurance, all in accordance with the By-Laws of the Association.

ARTICLE X

AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Virginia, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this _____ day of _____, 1975.

James H. Rosenberg

William N. Cafritz

Rebecca McInerney