

**LENOX PLACE
AT SUNNYSIDE
HOMEOWNERS ASSOCIATION**

ARTICLES OF INCORPORATION

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OF

LENOX PLACE AT

SUNNYSIDE HOMEOWNERS ASSOCIATION

This is to certify that I, the undersigned, do hereby establish a corporation under the provisions of the Virginia Non-stock Corporation Act, Chapter 10 of Title 13.1 of the Code of Virginia, for the purposes and in the name hereinafter stated and to that end set forth the following:

ARTICLE I

The name of the corporation is LENOX PLACE AT SUNNYSIDE HOMEOWNERS ASSOCIATION hereafter called the "Association".

ARTICLE II

The initial registered office of the Association is located at 4600 Duke Street, Suite 310, Alexandria, City of Alexandria, Virginia 22304.

ARTICLE III

Charles MacFarland, an initial director and resident of the Commonwealth of Virginia, whose address is 4600 Duke Street, Suite 310, Alexandria, City of Alexandria, Virginia 22304, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to itself or to the members thereof, and the specific purposes for which this Association is formed are to provide for the preservation, maintenance and management of certain community land and facilities located within the community known as Lenox Place at Sunnyside Subdivision, Lots 501 through 599, both inclusive, and lying in the City of Alexandria, Virginia, as recorded in the land records of the City of Alexandria, Virginia, together with any additions thereto, and more fully provided in the Declaration of Covenants, Conditions and Restrictions, and to provide architectural control for the residential properties located therein, and to promote the

ARTICLE V

MEMBERSHIP AND VOTING RIGHTS

Membership and voting rights shall be as set forth in the Bylaws of the Association.

ARTICLE VI

BOARD OF DIRECTORS

The directors shall serve for a period of one (1) year. The directors shall select their successors. Charles MacFarland shall be an initial Director.

ARTICLE VII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. 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 nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE VIII

DURATION

The corporation shall exist perpetually.

ARTICLE IX

AMENDMENTS

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

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COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION
September 8, 1988

CERTIFICATE OF INCORPORATION

The State Corporation Commission has found the accompanying articles submitted on behalf of

LENOX PLACE AT SUNNYSIDE HOMEOWNERS ASSOCIATION

to comply with the requirements of law, and confirms payment of all related fees.

Therefore, it is ordered that this

CERTIFICATE OF INCORPORATION

be issued, and admitted to record with the articles in this office of the Commission, effective September 8, 1988.

This order and its accompanying articles will be forwarded for filing in the office of the Clerk of the Circuit Court of City of Alexandria following admission to the records of the Commission.

STATE CORPORATION COMMISSION

By *Elizabeth B. Lacey*
Commissioner

Court Number: 200

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