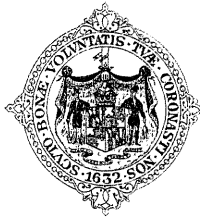


State of Maryland  
**Department of  
Assessments and Taxation**



**Martin O'Malley**  
Governor

**C. John Sullivan, Jr.**  
Director

**Paul B. Anderson**  
Administrator

Charter Division

Date: 12/08/2010

KING FARM CONDOMINIUM  
12009 NEBEL ST  
ROCKVILLE MD 20852-2609

THIS LETTER IS TO CONFIRM ACCEPTANCE OF THE FOLLOWING FILING:

ENTITY NAME : COUNCIL OF UNIT OWNERS OF KING FARM CONDOMINIUM, INC.  
DEPARTMENT ID : D05072939  
TYPE OF REQUEST : ARTICLES OF REVIVAL (NON-STOCK)  
DATE FILED : 11-19-2010  
TIME FILED : 03:23 PM  
RECORDING FEE : \$100.00  
POSTAGE FEE : \$5.00  
FILING NUMBER : 1000362000940173  
CUSTOMER ID : 0002509573  
WORK ORDER NUMBER : 0003726153

PLEASE VERIFY THE INFORMATION CONTAINED IN THIS LETTER. NOTIFY THIS DEPARTMENT IN WRITING IF ANY INFORMATION IS INCORRECT. INCLUDE THE CUSTOMER ID AND THE WORK ORDER NUMBER ON ANY INQUIRIES. EVERY YEAR THIS ENTITY MUST FILE A PERSONAL PROPERTY RETURN IN ORDER TO MAINTAIN ITS EXISTENCE EVEN IF IT DOES NOT OWN PERSONAL PROPERTY. A BLANK RETURN WILL BE MAILED BY FEBRUARY OF THE YEAR FOR WHICH THE RETURN IS DUE.

Charter Division  
Baltimore Metro Area (410) 767-1350  
Outside Metro Area (888) 246-5941

APPROVAL FOR RECORD

8-21-98 at 1:57 P.M.

**ARTICLES OF INCORPORATION  
OF  
COUNCIL OF UNIT OWNERS OF  
KING FARM CONDOMINIUM, INC.**

THESE ARTICLES OF INCORPORATION are made this 19<sup>th</sup> day of August, 1998, by Mark P. Keener, a resident of Maryland being at least eighteen (18) years of age, having an address at 218 North Charles Street, Baltimore, Maryland 21201.

82368013

WITNESSETH:

THAT, WHEREAS, pursuant to the provisions of Title 11 of the Real Property Article of the Annotated Code of Maryland (hereinafter referred to as the "Maryland Condominium Act"), and by a Declaration dated July, 1998, and thereafter recorded among the Land Records of Montgomery County, Maryland (hereinafter referred to as the "Declaration"), Declarant (as defined in the Declaration) has subjected to a condominium regime certain land, situated and lying in Montgomery County, Maryland, which is described therein, together with the improvements thereon and the appurtenances thereto, thereby creating a condominium with respect to the same which is known as "King Farm Condominium" (hereinafter referred to as the "Condominium"), all as is more particularly set forth in the provisions of the Declaration; and

WHEREAS, under the provisions of the Declaration, the affairs of the Condominium are to be governed in accordance with Bylaws (hereinafter and in the Declaration referred to as the "Bylaws"), the initial form of which has been designated as an exhibit to the Declaration and has been recorded among the Land Records of Montgomery County, Maryland, immediately following the recording thereamong of the Declaration; and

# 54783 MI  
006100-001L

I D. NO. 05072939  
ACR. NO. - 043C3129702  
COUNCIL OF UNIT OWNERS OF KING FA  
RM CONDOMINIUM, INC.

08/21/98 AT 01:55 P.M.

RECEIVED  
98 AUG 21 1:55 P.M.

WHEREAS, under the provisions of the Declaration, the affairs of the Condominium are to be governed by an entity which is to constitute both a council of unit owners, organized and existing under the provisions of the Maryland Condominium Act, and a nonstock corporation, organized and existing under the laws of Maryland; and

WHEREAS, the undersigned, by these Articles of Incorporation, intends to incorporate such entity;

NOW, THEREFORE, the undersigned, being at least eighteen (18) years of age, does hereby form a nonstock corporation under the general laws of the State of Maryland, upon the terms and subject to the conditions which are hereinafter set forth:

ARTICLE I. The name of the corporation (which is hereinafter called the "Corporation") shall be: Council of Unit Owners of King Farm Condominium, Inc.

ARTICLE II. The period of existence and duration of the life of the Corporation shall be perpetual subject to the right of the Unit Owners to terminate the Condominium regime as provided in Section 11-123 of the Maryland Condominium Act.

ARTICLE III. (a) The purposes for which the Corporation is formed are as follows:

(i) To operate, govern and manage as the Council of Unit Owners of King Farm Condominium, Inc., a condominium council of unit owners as provided in the Maryland Condominium Act.

(ii) To carry on any and all business, transactions and activities permitted by the Maryland General Corporation Law which may be deemed desirable by the Board of Directors of the Corporation, whether or not identical with or related to the business described in

the foregoing paragraph of this Article, as well as all activities and things necessary to incidental thereto, to the full extent empowered by such laws.

(iii) To do and perform any and all acts and things which a council of unit owners organized and existing under the provisions of the Maryland Condominium Act (as from time to time amended) is or may be empowered to do, without limitation to restriction of any kind.

(iv) To do and perform any and all acts and things which the Corporation is authorized or empowered to do by the provisions of the Declaration, the Bylaws or the Condominium Plat (as that term is defined by the provisions of the Declaration) as from time to time amended.

(v) To have the right to exercise and enjoy all other powers, rights and privileges granted to or conferred upon corporations of this character by the laws of the State of Maryland, or by any other state in which it may qualify; and that the enumeration of certain powers as herein specified not be exclusive of or a waiver of any of the powers, rights and privileges granted or conferred by the laws of said state now or hereafter in force.

(vi) To engage in any other business permitted by law.

(b) Anything contained in the foregoing provisions of this Article to the contrary notwithstanding, nothing in such provisions shall be deemed to empower the Corporation to take any action, or to permit the Corporation not to take any action, if any to the extent that its taking or failure to take such action is not permitted by the provisions of the Maryland Condominium Act, the Declaration, the Bylaws or the Condominium Plat.

006100-0042

**ARTICLE IV.** The post office address of the place at which the principal office of the Corporation is located in this State will be c/o Bozzuto & Associates, Inc., 6401 Golden Triangle Drive, Suite 200, Greenbelt, Maryland 20770. The Resident Agent of the Corporation is Bozzuto & Associates, Inc., 6401 Golden Triangle Drive, Suite 200, Greenbelt, Maryland 20770.

**ARTICLE V.** The Corporation shall initially have four (4) Directors. The initial members of the Board of Directors shall be: Thomas S. Bozzuto, Richard L. Mostyn, John B. Slidell and Thomas M. Farasy. The initial Directors shall serve until their successors are duly chosen and qualified. The number of Directors may be changed in such lawful manner as the Bylaws may from time to time provide.

**ARTICLE VI.** (a) The Corporation shall be a non-stock corporation and is not authorized or empowered to issue stock of any type or class.

(b) Nothing in the foregoing provisions of this Article shall be deemed in any manner to alter or impair any right or power which the Corporation may have from time to time to issue such bonds, notes and other evidence of secured or unsecured indebtedness, in such amounts, for such consideration, upon such terms and subject to such conditions as the Corporation may determine.

**ARTICLE VII.** The membership of the Corporation shall consist of and be limited to all of the Unit Owners, as that term is defined by the provisions of the Declaration.

**ARTICLE VIII.** The Corporation reserves the right, from time to time, to make any amendments of its Articles of Incorporation which may now or hereinafter be authorized by law.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation on the 21<sup>ST</sup>  
day of August, 1998.

WITNESS:

Connie L. Ennis

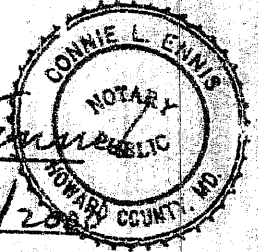
Mark P. Keener  
Mark P. Keener

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 21<sup>ST</sup> day of August, 1998, before me, the subscriber,  
a Notary Public of the State of Maryland, in and for the City aforesaid, personally appeared Mark P.  
Keener, and acknowledged the foregoing Articles of Incorporation to be his act.

AS WITNESS my hand and Notarial Seal.

Connie L. Ennis  
Notary Public  
My Commission Expires: 9/1/2000



State of Maryland  
DEPARTMENT OF  
ASSESSMENTS AND TAXATION



FARRIS N. GLENDENING  
Governor  
RONALD W. WINEHOLT  
Director  
PAUL S. ANDERSON  
Administrator

Charter Division

DOCUMENT CODE 02 BUSINESS CODE 04 COUNTY 66  
# \_\_\_\_\_ P.A. \_\_\_\_\_ Religious \_\_\_\_\_ Close \_\_\_\_\_ Stock  Nonstock

Merging (Transferor) \_\_\_\_\_ Surviving (Transferee) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CODE	AMOUNT	FEE REMITTED
10	<u>30</u>	Expedited Fee
61	<u>10</u>	Rec. Fee (Arts. of Inc.)
20	<u>10</u>	Organ. & Capitalization
62	_____	Rec. Fee (Amendment)
63	_____	Rec. Fee (Merger, Con. ol.)
64	_____	Rec. Fee (Transfer)
66	_____	Rec. Fee (Revival)
65	_____	Rec. Fee (Dissolution)
75	_____	Special Fee
73	_____	Certificate of Conveyance
21	_____	Recordation Tax
22	_____	State Transfer Tax
23	_____	Local Transfer Tax
70	_____	Change of P.O., R.A. or R.A.A.
31	_____	Corp. Good Standing
<b>600</b>		<b>Returns</b>
52	_____	Foreign Qualification
NA	_____	Foreign Registration
51	_____	Foreign Name Registration
53	_____	Foreign Resolution
54	_____	For. Supplemental Cert.
56	_____	Penalty
50	_____	Cert. of Qual. or Reg.
83	_____	Cert. Limited Partnership
84	_____	Amendment to Limited Partnership
85	_____	Termination of Limited Partnership
80	_____	For. Limited Partnership
91	_____	Amend/Cancellation, For. Limited Part.
87	_____	Limited Part. Good Standing
67	_____	Cert. Limited Liability Partnership
68	_____	LLP Amendment - Domestic
69	_____	Foreign Limited Liability Partnership
74	_____	LLP Amendment - Foreign
99	_____	Art. of Organization (LLC)
98	_____	LLC Amend, Diss, Continuation
97	_____	LLC Cancellation.
96	_____	Registration Foreign LLC
94	_____	Foreign LLC Supplemental
92	_____	LLC Good Standing (short)
13	_____	Certified Copy
_____	_____	Other

(New Name) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Change of Name  
Change of Principal Office  
Change of Resident Agent  
Change of Resident Agent Address  
Resignation of Resident Agent  
Delegation of Resident Agent and Resident Agent's Address  
Change of Business Code  
Adoption of Assumed Name  
\_\_\_\_\_  
Other Change(s) \_\_\_\_\_

CODE 027  
ATTENTION: C. Evans

MAIL TO ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTE: \_\_\_\_\_

TOTAL FEES 20 \_\_\_\_\_ Credit Card \_\_\_\_\_  
\_\_\_\_\_ Check \_\_\_\_\_ Cash \_\_\_\_\_  
\_\_\_\_\_ Documents on \_\_\_\_\_ checks

APPROVED BY: [Signature]