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THE HOME IMPROVEMENT ASSOCIATION  
OF  
KENT ISLAND ESTATES, INC.  
ARTICLES OF INCORPORATION

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FIRST: We, the undersigned, Robt C. Quandt, whose post-office address is Queen Anne Road, Kent Island, Stevensville post-office, Queen Anne's County, Maryland, Joseph L. Johnson, whose post-office address is Queen Anne Road, Kent Island, Stevensville post-office, Queen Anne's County, Maryland, and J. Paul Schmidt, whose post-office address is Queen Anne Road, Kent Island, Stevensville post-office, Queen Anne's County, Maryland, each being at least twenty-one years of age, do, hereby and by virtue of the General Laws of the State of Maryland authorizing the formation of corporations associate ourselves as incorporators with the intention of forming a corporation.

SECOND: The name of the corporation (which is herein after called the "Corporation") is

THE HOME IMPROVEMENT ASSOCIATION  
OF  
KENT ISLAND ESTATES, INC.

THIRD: The purposes for which the Corporation is formed are as follows:

To organize and operate an association exclusively for educational, charitable and other non-profitable purposes, no part of the net earnings of which is to inure to the benefit of any member, shareholder, or other individual.

For the general purposes aforesaid, and limited to those purposes, the Corporation shall have the following powers and purposes:

- (a) To safeguard and promote the interests and general welfare of the property owners and residents of Kent Island Estates.
- (b) To engage in social, civic, philanthropical and charitable endeavors for the benefit of the property owners and residents of this community.
- (c) To purchase, lease or otherwise acquire, such real estate improvements, buildings, furniture, grounds, and all other appurtenances and facilities necessary or convenient for the purposes of the Corporation.
- (d) To fix, assess, collect and receive such dues, fees and assessments from members as shall be set forth in the By-laws of the Corporation.
- (e) To purchase, lease, or otherwise acquire, hold, own, use, mortgage, pledge, sell, assign, lease, or otherwise dispose of real or personal property of any kind or description necessary, useful, or advantageous in the carrying out of the objects and purposes of the Corporation hereinbefore set out.
- (f) To enter into, make, perform and carry out contracts of every kind, for any of the corporate purposes hereinbefore set out, without limit as to amount, with any person, firm, association or corporation.
- (g) To draw, make, accept, endorse, discount, execute

and issue promissory notes, warrants and other negotiable or transferable instruments.

(h) To issue bonds, debentures or obligations of this Corporation from time to time, for any of the objects or purposes of the Corporation as hereinbefore set out, and to secure the same by mortgage, pledge, deed of trust or otherwise.

(i) To have offices and promote and carry out its objects, and to maintain its books and records within and without the State of Maryland, in the States, District of Columbia, territories or colonies of the United States, or any other place in the World.

(j) To carry on any of the businesses hereinbefore enumerated for itself, or for account of others, or through others for its own account, and to carry on any other business which may be deemed by it to be calculated, directly or indirectly, to effectuate or facilitate the transaction of the aforesaid objects or businesses, or any of them, or any part thereof, or to enhance the value of its property, business or rights. The aforesaid enumeration of the purposes, objects, and business of the Corporation is made in furtherance, and not in limitation, of the powers conferred upon the Corporation by law, and is not intended, by the mention of any particular purpose, object or business, in any manner to limit or restrict the generality of any other purpose, object or business mentioned, or to limit or restrict any of the powers of the Corporation. The Corporation is formed upon the articles, conditions and provisions herein expressed, and

subject on all particulars to the limitations relative to corporations which are contained in the general laws of this State.

FOURTH: The post-office address of the principal office of this Corporation in this State is Queen Anne Road, Kent Island, Stevensville post-office, Queen Anne's County, Maryland. The name of the Resident Agent of this Corporation in this State is Ruby C. Quandt, Queen Anne Road, Kent Island, Stevensville post-office, Queen Anne's County, Maryland. Said Resident Agent is an individual actually residing in this State.

FIFTH: The Corporation is not authorized to issue any capital stock. The Board of Directors may choose the first members in accordance with the By-laws. Members may resign or be removed, vacancies may be filled and additional members elected, as provided in the By-laws, which may prescribe different classes of members and prescribe the powers and duties of each class.

SIXTH: The number of directors of the Corporation shall be three (3), which number may be increased or decreased pursuant to the By-laws of the Corporation and shall never be less than three (3). The names of the directors who shall act until the first annual meeting or until their successors are duly chosen and qualify are:

Ruby C. Quandt  
J. L. Johnson  
J. Paul Schmidt.

SEVENTH: The affairs and business of this Corporation shall be managed and conducted by the Board of Directors who, except as to the first Board of Directors, shall be elected to



office in such manner and for such term, and who shall have such powers and duties as may be provided in the Articles of Incorporation and the By-laws of the Corporation.

Meetings of the members and of the Board of Directors of the Corporation, for the election of directors and officers, and the transaction of such other business necessary to carry out the purposes of the Corporation, may be held either within or without the State of Maryland and at such other places as may from time to time be designated in accordance with the By-laws of the Corporation. Not less than ten members present in person shall be requisite and shall constitute a quorum for the transaction of business at any special or annual meeting of the members, and the act of a majority of the members present in person at any meeting of the members at which a quorum is present shall be the act of the members of the Corporation.

EIGHTH: The duration of the Corporation shall be perpetual.

NINTH: The private property of the members and the Board of Directors shall not be subject to the payment of corporate debts to any extent whatsoever.

TENTH: Notwithstanding any provision of law requiring any action to be taken or authorized by the affirmative vote of a majority or other designated proportion of the members of the Corporation, or otherwise to be taken or authorized by vote of the members, such action shall be effective and valid if taken or authorized by the affirmative vote of a majority of all the votes thereon to which all the members, present in person at a duly constituted meeting, shall be entitled, except as otherwise pro-

vided in the charter or in the By-laws, but in cases in which the law authorizes such action to be taken or authorized by a less vote, such action shall be effective and valid if so taken or authorized, except as otherwise provided in the charter or in the By-laws.

ELEVENTH: In the event of the dissolution (voluntary or involuntary) of the Corporation, after the payment of all debts of the Corporation, the remaining assets and funds shall be distributed pro rata among the members of the Corporation in good standing at the time of dissolution.

IN WITNESS WHEREOF, we have signed these Articles of Incorporation on July 20, 1953.

Ruby C. Quandt  
Ruby C. Quandt

WITNESS:

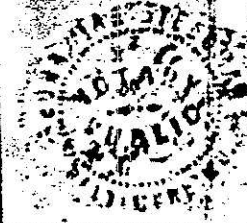
Edna M. Steadman

J. L. Johnson  
J. L. Johnson

J. Paul Schmidt  
J. Paul Schmidt

STATE OF MARYLAND)  
( ss:  
CITY OF BALTIMORE)

I HEREBY CERTIFY that on July 20, 1953, before me the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore, personally appeared RUBY C. QUANDT, Joseph L. JOHNSON and J. PAUL SCHMIDT and severally acknowledged the foregoing Articles of Incorporation to be their act.



Edna M. Steadman  
Notary Public

WEINBERG AND GREEN  
BALTIMORE 2, MD.



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ARTICLES OF INCORPORATION

OF

THE HOME IMPROVEMENT ASSOCIATION OF KENT ISLAND ESTATES, INC.

approved by the State Tax Commission of Maryland August 4, 1953 and  
received for record August 4, 1953 at 10:00 o'clock A.M. as  
in conformity with law and ordered recorded.

A 6150

*William K. Rice*

*Secretary*

Recorded in Liber 432, folio 194 one of the Charter Records of the State Tax  
Commission of Maryland.

Capital

Increase of Capital

Business tax paid \$ 20.00 Recording fee paid \$ 12.00

To the clerk of the Circuit Court for Queen Anne's County