

AMERICANA CENTRE CONDOMINIUM, INC. (1)

ARTICLES OF INCORPORATION

THIS IS TO CERTIFY:

That I, Barry M. Fitzpatrick, whose post office address is 342 Hungerford Court, Rockville, Maryland 20850, being at least twenty-one (21) years of age, do hereby declare myself as incorporator with the intention of forming a corporation under and by virtue of the General Laws of the State of Maryland, and for such purposes do hereby make, execute and adopt the following Articles of Incorporation:

ARTICLE I. The name of this corporation shall be:
AMERICANA CENTRE CONDOMINIUM, INC.

ARTICLE II. The period of existence and duration of the life of this corporation shall be perpetual.

ARTICLE III. The principal office for the transaction of business of this corporation shall be initially located in the County of Montgomery, State of Maryland, at 118 Monroe Street, Rockville, Maryland 20850. Robert Friedman, of 1400 Spring Street, Silver Spring, Montgomery County, Maryland 20910, shall be designated as the statutory resident agent of this corporation. Said resident agent is a citizen and actual resident of the State of Maryland.

ARTICLE IV. The general purpose for which this corporation is formed, and business or objects to be carried on and promoted by it, are as follows:

(a) To organize and operate a corporation, no part of the net earnings of which is to inure to the benefit of any member or other individual,

(b) Pursuant to and in conformity with the requirements of Article 21, Section 117A, et seq., of the Annotated Code of Maryland (1957), to provide for the maintenance, operation and management of a certain condominium housing project known as "AMERICANA CENTRE", in Montgomery County, Maryland, in a manner

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consistent with a certain Master Deed relating thereto and heretofore recorded among the Land Records for Montgomery County, Maryland.

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

(a) To construct, improve and maintain, operate and to buy, own, sell, convey, assign, mortgage or lease any real estate and any personal property necessary or incident to the furtherance of the business of this corporation;

(b) To borrow money and issue evidence of indebtedness in furtherance of any or all of the objects of its business, to secure the same by mortgage, deed of trust, pledge, or other lien;

(c) To enter into any kind of activity, and to perform and carry out contracts of any kind necessary to, or in conjunction with, or incidental to the accomplishment of the non-profit purposes of the corporation;

(d) To make patronage refunds to members as provided for in the By-Laws of the corporation;

(e) Insofar as permitted by law, to do any other thing that, in the judgment of the Board of Directors, will promote the business of the corporation or the common benefit of its members.

The foregoing enumeration of specific powers shall not be deemed to limit or restrict in any manner the general powers of this corporation, and the enjoyment of the exercise thereof, as conferred by the General Laws of the State of Maryland.

ARTICLE V. This corporation shall be without capital stock and will not be operated for profit. This corporation does not contemplate the distribution of gains profits or dividends to any of its members. The members of this corporation shall not be personally liable for the debts, liabilities or obligations of this corporation, except as provided in the aforesaid Master Deed.

ARTICLE VI. The authorized number of memberships of this corporation is 425 . Every person, group of persons, corporation, trust, or other legal entity

or any combination thereof, who is a record owner of a fee interest in any condominium unit in the condominium project known as "Americana Centre" shall be a member of this corporation, provided, however, that any such person, group of persons, corporation, trust, or other legal entity, or any combination thereof, who holds such interest merely as security for the performance of an obligation shall not be a member on account thereof.

The property, voting and other rights and privileges of membership, the liability of each member for assessments, and the method of collection thereof, shall be as set forth in the Master Deed relating to the condominium project known as "Americana Centre" and the Exhibits thereto.

ARTICLE VII. The corporation shall have a lien on the outstanding memberships in order to secure payment of any sums which shall be due or become due from the holders thereof for any reason whatsoever.

ARTICLE VIII. In the event any member sells, assigns, or otherwise transfers of record the fee interest in any condominium unit in which he holds the interest required for membership, such member shall, at the same time, assign the membership appurtenant to said condominium unit to the transferee of the condominium unit and deliver it to him for transfer on the books of the corporation. The foregoing requirement shall not obtain in the event a condominium unit is transferred as aforesaid merely as security for the performance of an obligation.

Except as provided in this Article, membership shall not be transferable and, in any event, no transfer of any membership shall be made upon the books of the corporation within ten (10) days next preceding the annual meeting of the members.

ARTICLE IX. The number of directors of this corporation shall not be less than three (3) nor more than seven (7), and the names and post office addresses of the directors who shall act as such until the first annual meeting, or until such time as their successors are duly chosen and qualified are:

<u>Name</u>	<u>Address</u>
Robert Friedman	1400 Spring Street Silver Spring, Maryland 20910
William Berry	1400 Spring Street Silver Spring, Maryland 20910
Morton Klevan	1400 Spring Street Silver Spring, Maryland 20910

The qualifications, powers, duties and tenure of the office of director and the manner by which directors are to be chosen shall be as prescribed and set forth in the By-Laws of the corporation. Officers of this corporation shall be elected and shall serve as provided for in said By-Laws.

ARTICLE X. The Corporation shall indemnify every officer and director of the Corporation against any and all expenses, including counsel fees, reasonably incurred by or imposed upon any officer or director in connection with any action, suit or other proceeding (including settlement of any such suit or proceeding if approved by the then Board of Directors of the Corporation) to which he may be made a party by reason of being or having been an officer or director of the Corporation whether or not such person is an officer or director at the time such expenses are incurred. The officers and directors of the Corporation shall not be liable to the members of the Corporation for any mistake of judgment, negligence, or otherwise, except for their own individual willful misconduct or bad faith. The officers and directors of the Corporation shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Corporation and the Corporation shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer or director of the Corporation, or former officer or director of the Corporation may be entitled.

The Directors shall exercise their powers and duties in good faith and with a view to the interests of the Corporation and the condominium project. No contract or other transaction between the Corporation and one or more of its directors, or between the Corporation and any corporation, firm or association (including the Developer) in which one or more of the directors of this Corporation are directors or officers or are pecuniarily or otherwise interested, is either void or voidable because such director or directors are present at the meeting of the Board of Directors or any committee thereof which authorizes or approves the contract or transaction, or because his or their votes are counted for such purpose, if any of the conditions specified in any of the following paragraphs exist:

(a) The fact of the common directorate or interest is disclosed or known to the Board of Directors or a majority thereof or noted in the Minutes, and the Board authorizes, approves, or ratifies such contract or transaction in good faith by a vote sufficient for the purpose; or

(b) The fact of the common directorate or interest is disclosed or known to the members, or a majority thereof, and they approve or ratify the contract or transaction in good faith by a vote sufficient for the purpose; or

(c) The contract or transaction is commercially reasonable to the Corporation at the time it is authorized, ratified, approved or executed.

Common or interested directors may be counted in determining the presence of a quorum of any meeting of the Board of Directors or committee thereof which authorizes, approves or ratifies any contract or transaction, and may vote thereat to authorize any contract or transaction with like force and effect as if he were not such director or officer of such other corporation, or not so interested.

ARTICLE XI. This Corporation reserves the right to amend, alter or repeal any provision contained in these Articles in the manner now or hereafter prescribed by statute for the amendment of Articles of Incorporation.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation
this 24th day of October , A. D., 1972.

WITNESS:

Irene C. Pollitt
Irene C. Pollitt

Barry M. Fitzpatrick (SEAL)
Barry M. Fitzpatrick

STATE OF MARYLAND)
COUNTY OF MONTGOMERY) SS.

BE IT REMEMBERED, that on this 24th day of October , 1972, personally
appeared before me, a Notary Public in and for the State and County aforesaid,
Barry M. Fitzpatrick, party to the foregoing Articles of Incorporation, known
personally to me as such, and I having first made known to him, the contents of
said Articles of Incorporation, he did acknowledge that he signed, sealed and
delivered the same as his voluntary act and deed, and he acknowledged the facts
stated to be true as set forth.



GIVEN under my hand the year and day first above written.

Irene C. Pollitt
Irene C. Pollitt, Notary Public

My Commission expires: 7-1-74

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STATE DEPARTMENT OF ASSISTANTS
AND CLERK

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ARTICLES OF INCORPORATION
OF
AMERICANA CENTRE CONDOMINIUM, INC.

approved and received for record by the State Department of Assessments and Taxation
of Maryland October 26, 1972 at 2:12 o'clock P. M. as in conformity
with law and ordered recorded.

A 17818

Recorded in Liber 1022, folio 332 one of the Charter Records of the State
Department of Assessments and Taxation of Maryland.

Bonus tax paid \$ 20.00 Recording fee paid \$ 17.00

To the clerk of the Circuit Court of Montgomery County,

IT IS HEREBY CERTIFIED, that the within instrument, together with all endorsements thereon,
has been received, approved and recorded by the State Department of Assessments and Taxation of
Maryland.

AS WITNESS my hand and seal of the said Department at Baltimore.

