

# REFLECTION HOMES ASSOCIATION

~ARTICLES OF INCORPORATION~

ARTICLES OF INCORPORATION

of

REFLECTION HOMES ASSOCIATION

In compliance with the requirements of Chapter 2 of Title 13.1 of the 1950 Code of Virginia, as amended, the undersigned, all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a non-stock corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is REFLECTION HOMES ASSOCIATION, hereinafter called the "Association."

ARTICLE II

The initial registered office of the Association is located at 10409 Main Street, City of Fairfax, Virginia.

ARTICLE III

DANIEL H. SEANER, who is a resident of Virginia, a member of the Virginia State Bar, and whose business address is P. O. Box 547, 10409 Main Street, Fairfax, Virginia 22030, 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 the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of residential lots and to own, improve, maintain and preserve Common Area as may be acquired by the

as may be acquired by the Association on certain property located within Centreville District, Fairfax County, Virginia, and as described as follows:

BEGINNING at a point marking the Northeasterly corner of Luvenia Jackson, as acquired in Deed Book 1300 at Page 508, said point being on the Southerly line of the property of National Homes Land Corporation, also being on the Town Line of Herndon; thence with the said line of the property of National Homes Land Corporation S44°29'16"E, 1270.00 feet to a point; thence departing National Homes Land Corporation and running through the property of Rotonisu Investment Corporation the following courses: S44°03'26"W, 380.34 feet; S15°42'31"W, 127.04 feet; with a curve to the right whose radius is 714.50 feet (and whose chord is S63°34'13"E, 200.03 feet) an arc distance of 200.69 feet; with a curve to the right whose radius is 532.50 feet (and whose chord is S28°45'12"E, 479.69 feet) an arc distance of 497.60 feet; S01°58'58"E, 45.64 feet; S64°28'13"E, 47.59 feet; N85°25'34"E, 100.32 feet; S70°37'33"E, 96.46 feet; S63°48'43"E, 67.98 feet; N88°03'30"E, 59.03 feet; S75°51'04"E, 122.73 feet; Due East, 70.00 feet; S17°34'47"W, 211.90 feet; S62°47'02"W, 78.71 feet; S72°01'51"W, 77.79 feet; N72°19'44"W, 118.60 feet; N79°18'54"W, 107.87 feet; N60°34'21"W, 44.78 feet; S81°31'42"W, 61.68 feet and with a curve to the left whose radius is 927.50 feet (and whose chord is S19°39'54"E, 364.36 feet) an arc distance of 366.74 feet to a point at the Northeasterly terminus of Parcher Avenue, as dedicated with Section 4, Reflection Lake, in Deed Book 3401 at Page 102; thence with the said terminus of Parcher Avenue S59°00'27"W, 65.00 feet to a point on the Westerly line of the said Parcher Avenue; thence with the Westerly line of Parcher Avenue with a curve to the left whose radius is 992.50 feet (and whose chord is S37°54'02"E, 238.93 feet) an arc distance of 239.50 feet; thence departing Parcher Avenue and running through the property of Rotonisu Investment Corporation S56°25'09"W, 567.37 feet and S38°48'27"W, 739.05 feet to a point on the Northeasterly line of the Dulles Airport Access Road; thence with the said line of Dulles Airport Access Road the following courses: N72°08'02"W, 702.30 feet; N71°42'46"W, 285.70 feet and N50°38'02"W, 154.00 feet to a point on the boundary of Burns; thence with the boundary of Burns and continuing with Clarence Bush, Ray Bush, and the aforementioned Luvenia Jackson the following courses: N58°21'56"E, 551.58 feet; N45°38'12"W, 835.26 feet; N21°36'26"E, 461.73 feet; N20°51'34"E, 1521.83 feet and N20°21'41"E, 511.75 feet to the point of beginning, containing 102.13922 Acres of land.

and to promote the health, safety and welfare of the residents with-  
in such area as may come within the jurisdiction of the Association  
and any additions thereto as may hereafter be brought within the  
jurisdiction of this Association by annexation, as provided in  
Article IX herein, and for this purpose:

1. To 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 of Covenants, Conditions and Restrictions, hereinafter called the "Declaration," recorded or to be recorded from time to time 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 being incorporated herein as if set forth at length;

2. To fix, levy, collect and enforce payment by any lawful means, all changes or assessments pursuant to the terms of the Declaration; 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;

3. To 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;

4. To borrow money, to mortgage, pledge, deed in trust, or hypothecate any and all of its real or personal property as security for money borrowed or debts incurred; and

5. To have and to exercise any and all powers, rights and privileges, which a corporation organized under the Non-Stock Corporation Law of the Commonwealth of Virginia by law now or hereafter have or exercise.

#### ARTICLE V

#### MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association. Ownership of

such lot shall be the sole qualification for membership.

ARTICLE VI

VOTING RIGHTS

The Association shall have three classes of voting membership:

Class A. Class A members shall be all those Owners as defined in Article V with the exception of the Class B and Class C members. Class A members shall be entitled to one vote for each lot in which they hold the interest required for membership by Article V. When more than one person holds such interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any lot.

Class B. Class B Members shall be all those owners of lots within a Section as defined in any Declaration of Covenants, Conditions, or Restrictions recorded or to be recorded among the land records of Fairfax County, Virginia, which encompass private streets and parking areas owned by the Association and for the primary use by such members. This class shall as to voting rights vote as Class A members which they are entitled by virtue of their membership as owners of Lots. The Association shall collect from Class B members such assessments as more particularly described in Article V of the Declaration and shall be the entity responsible for the maintaining of all the heretofore mentioned Association owned private streets and parking including related sidewalks, curb and gutter, street lights and similar improvements serving Class B members.

Class C. The Class C member shall be Stanley Martin Communities Inc., or its successors or assigns, which shall be entitled to three (3) votes for each lot in which it holds the interest required for membership by Article V, provided that the Class C membership shall cease and a Class A or Class B membership as the case may be with one (1) vote for each lot in which it holds an interest shall be issued on the happening of either of the following events, whichever occurs earlier:

1. When the total votes outstanding in the Class A and Class B memberships equal the total votes outstanding in the Class C membership.

2. On January 1, 1978.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of five (5) Directors, who need not be members of the Association and such number can be changed only by amendment of the Articles of Incorporation. The names and addresses of the persons who are to act in the capacity of the initial Board of Directors until the selection of their successors are:

STANLEY S. HALL, 6944 Greenwood Drive, Glenn Dale, Maryland; MARTIN K. ALLOY, 6811 Kenilworth Avenue, Riverdale, Maryland; LARRY CARTANO, 5711 Ellerbe Street, Lanham, Maryland.

At the first annual meeting the members shall elect one director for a term of one year, two directors for a term of two years and two directors for a term of three years; and as the terms of such directors expire new directors shall be elected for terms of three years.

ARTICLE VIII

LIABILITIES

The total amount of indebtedness or liability which this Association may incur at any one time shall not exceed \$5,000 while there is a Class C membership (except with express written consent of the Class C member), and thereafter shall not exceed 150 percent of its income for the previous fiscal year, provided that additional amounts may be authorized at a duly held meeting at which a quorum is present by the assent of two-thirds (2/3) of the votes, in person or by proxy, entitled to be cast by the entire membership, and further provided that this Article shall not be construed to prohibit the Association from acquiring real property subject to encumbrances for the purpose of financing facilities located on the real property so acquired.

ARTICLE IX

ANNEXATION OF ADDITIONAL PROPERTIES

Section 1. The Association may, at any time, annex additional areas and provide for maintenance, preservation and architectural control of residence lots, and so add to its membership under the provisions of Article V, provided that any such annexation may be authorized at a duly held meeting at which a quorum is presented by the assent of two-thirds (2/3) of the votes, in person or by proxy, entitled to be cast by the entire membership.

Section 2. If within six (6) years of the date of incorporation of this Association, the Class C member should develop additional lands within Fairfax County, such additional lands may be annexed to said Properties without the assent of the Class A and Class B members.

ARTICLE X

AUTHORITY TO MORTGAGE

Any mortgage by the Association of the Common Area defined in the Declaration shall have the assent at a duly held meeting at which a quorum is present of two-thirds (2/3) of the votes, in person or by proxy, entitled to be cast by the entire membership.

ARTICLE XI

AUTHORITY TO DEDICATE

The Association shall have the power to dedicate, sell or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members and approved by Statute, providing such dedication, sale or transfer shall be approved by an

affirmative vote at a duly held meeting at which a quorum is present of more than two-thirds (2/3) of the votes, in person or by proxy, entitled to be cast by the entire membership.

ARTICLE XII

DISSOLUTION

The Association may be dissolved with the assent at a duly held meeting at which a quorum is present of more than two-thirds (2/3) of the votes, in person or by proxy, entitled to be cast by the entire membership. Upon dissolution of the Association, the assets, both real and personal of the Association, shall be dedicated to an appropriate public agency 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 XIII

MERGERS AND CONSOLIDATION

To the extent permitted by law, the corporation may participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of more than two-thirds of the entire Class A and Class B membership and more than two-thirds of the Class C membership, if any.

ARTICLE XIV

DURATION

The Corporation shall exist perpetually.

ARTICLE XV

AMENDMENTS

Amendment of these Articles shall require the assent at a duly held meeting at which a quorum is present of seventy-five (75)



percent of the votes, in person or by proxy, entitled to be cast by the entire membership.

ARTICLE XVI

FHA/VA APPROVAL

As long as there is a Class C membership, the following action will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidation, mortgaging of Common Area designated for homeowner association purposes, dedication of such area, dissolution of the corporation and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the Commonwealth of Virginia, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this \_\_\_\_\_ day of \_\_\_\_\_, 1972.

\_\_\_\_\_  
Stanley S. Halle

\_\_\_\_\_  
Martin K. Alloy

\_\_\_\_\_  
Larry Cartano

\_\_\_\_\_, to-wit:

I, the undersigned, a Notary Public in and for the \_\_\_\_\_, do certify that Stanley S. Halle, Martin K. Alloy and Larry Cartano, whose names are signed to the foregoing Articles of Incorporation, bearing date on the \_\_\_\_\_ day of \_\_\_\_\_, 1972, have this day acknowledged the same before me in the County and State aforesaid.

GIVEN under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 1972.

My commission expires:

\_\_\_\_\_  
Notary Public

HAZEL  
STOCKEN & HAMES  
Attorneys at Law  
P. O. Box 30  
Salem, Virginia 22688



STATE CORPORATION COMMISSION

Richmond, June 27, 1972

*This is to Certify that the certificate of incorporation of*

Reflection Homes Association

*was this day issued and admitted to record in this office  
and that the said corporation is authorized to transact its  
business subject to all the laws of the State applicable to  
the corporation and its business.*

State Corporation Commission

*William C. Gandy*  
Clerk of the Commission