

CW

RECEIPT NO. 85154

LIBER

8 PAGE 354

ARTICLES OF INCORPORATION
OF
MONTEGO BAY CIVIC ASSOCIATION, INC.

THIS IS TO CERTIFY:

FIRST: That I, the subscriber, Daniel I. Sherry, whose postoffice address is 6796 Laurel-Bowie Road, Bowie, Maryland 20715, being at least twenty-one years of age, under and by virtue of the General Laws of the State of Maryland authorizing the formation of corporations, form this corporation by the execution and filing of these articles.

SECOND: That the name of the corporation (which is hereinafter called the "Corporation") is:

MONTEGO BAY CIVIC ASSOCIATION, INC.

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

To organize and operate a non-profit civic organization primarily engaged in promoting the common good and general welfare of the people of the community served by the Corporation, which community shall include all or such parts of the area known as Montego Bay Mobile Home Park in Ocean City, Maryland, and such other areas, as the Board of Directors may determine.

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

(a) To bring about civic betterments and social improvements in the community by representing the interests of the community in dealings with the developers of the community, private persons, firms and organizations and governmental bodies and agencies.

(b) To manufacture, purchase or otherwise acquire, hold, mortgage, pledge, sell, lease, transfer, or in any manner encumber or dispose of goods, wares, merchandise, implements, and other personal property

or equipment of every kind.

(c) To purchase, lease or otherwise acquire, hold, develop, improve, mortgage, sell, exchange, let, or in any manner encumber or dispose of real property wherever situated.

(d) To apply for, obtain, purchase, or otherwise acquire, any patents, copyrights, licenses, trademarks, tradenames, rights and the like which might be used for any of the purposes of the Corporation; and to use, exercise, develop, grant licenses in respect of, sell and other wise turn the same to account.

(e) To purchase, hold, sell, assign, transfer, exchange, lease, mortgage, pledge or otherwise dispose of any shares of stock of, or voting trust certificates for any shares of stock of, or any bonds or other securities or evidences of indebtedness issued or created by any other corporation or association; and while the owner or holder of any such shares of stock, voting trust certificates, bonds or other obligations, to possess and exercise in respect thereof any and all the rights, powers, and privileges of ownership, including the right to vote on any matter any shares of stock so held or owned.

(f) To loan or advance money with or without security, without limit as to amount; and to borrow money or raise money for any of the purposes of the Corporation and to issue bonds, notes or other obligations of any nature, and in any manner permitted by law, for money so borrowed or in payment for property purchased, or for any other lawful consideration, and to secure the payment thereof and of the interest thereon, by mortgage upon, or pledge or conveyance or assignment in trust of, the whole or any part of the property of the Corporation, real or personal, including contract rights, whether at the time owned or thereafter acquired; and to sell, pledge, discount or otherwise dispose of such bonds, notes or other obligations of the Corporation for its corporate purposes.

(g) To carry on any of the activities hereinbefore enumerated or mentioned for itself, or for account of others, or through others for its own

account, and to carry on any other activity which may be deemed by it to be calculated, directly or indirectly, to effectuate or facilitate the transaction of the aforesaid objects or activities, or any of them, or any part thereof, or to enhance the value of its property, activities or rights.

FOURTH: The post office address of the principal office of the Corporation in this state is Montego Bay Mobile Home Park, Ocean City, Maryland 21842. The resident agent of the Corporation is Daniel I. Sherry, a citizen of the State of Maryland actually residing therein, whose post office address is 6796 Laurel-Bowie Road, Bowie, Maryland 20715.

FIFTH: The Corporation is not authorized to issue any capital stock. The Board of Directors shall constitute the first members of the Corporation. Members and directors may resign or be removed, vacancies may be filled and additional members and directors elected, as provided in the By-Laws, which may provide for different classes of members and directors and prescribe the tenure and conditions of office and the rights, privileges and qualifications of each class of members and directors.

SIXTH: The Corporation shall have not less than three directors, and the following shall act as such until the first annual meeting, or thereafter until their successors are duly chosen and qualify: William T. Bryan, J. Bert Coble, James Mariner, Al Reichard, Brady Ridenour, Frank Schulte, Charles Schwarz, Grant Sheesby, Daniel I. Sherry, Web Toll, Daniel Wyczalek.

SEVENTH: The following provisions are hereby adopted for the purpose of defining, limiting and regulating the powers of the Corporation and of the Directors and members:

(a) The Board of Directors of the Corporation is hereby empowered to adopt By-Laws for the Corporation, and to amend the same from time to time upon majority vote of the Board of Directors.

(b) No contract or other transaction between this Corporation and any other corporation and no act of this Corporation shall in any way be affected or invalidated by the fact that any of the directors of this Corporation are pecuniarily or otherwise interested in, or are directors or officers

of, such other corporation; any directors individually, or any firm of which any director may be a member, may be a party to, or may be pecuniarily or otherwise interested in, any contract or transaction of this Corporation, provided that the fact that he or such firm is so interested shall be disclosed or shall have been known to the Board of Directors or a majority thereof; and any director of this Corporation who is also a director or officer of such other corporation or who is so interested may be counted in determining the existence of a quorum at any meeting of the Board of Directors of this Corporation, which shall authorize any such contract or transaction, and may vote thereat to authorize such 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.

(c) The Corporation reserves the right to make from time to time any amendments of its charter which may now or hereafter be authorized by law, upon majority vote of the Board of Directors.

In Witness Whereof, I have signed these Articles of Incorporation and acknowledge the same to be my act on this 13 day of August, 1969.

Witness:

Mary Libbelle

Daniel I. Sherry

State Department

of
Assessments and Taxation

RECEIVED

DATE

8:56 A.M. 8 14 69

30	BONUS TAX
15	RE-GRADING FEE
4	CERTIFIED COPIES
39	TOTAL CHECK
	CASH <input type="checkbox"/>
	CLERK <input checked="" type="checkbox"/>

008687

Daniel F. Berry

P.O. Drawer L

Bowie, Md. 20715

LIBER

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ARTICLES OF INCORPORATION

OF

MONTEGO BAY CIVIC ASSOCIATION, INC.

approved and received for record by the State Department of Assessments and Taxation

of Maryland

August 14, 1969

at 8:56 o'clock

A. M. as in conformity

with law and ordered recorded.

A 12193

Recorded in Liber 7752280, folio 5 one of the Charter Records of the State

Department of Assessments and Taxation of Maryland.

Bonus tax paid \$ 20.00 Recording fee paid \$ 15.00

To the clerk of the Circuit Court of Worcester County

IT IS HEREBY CERTIFIED, that the within instrument, together with all indorsements 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.

Richard K. Keller



1970 Jan 12 The foregoing Certificate of Incorporation filed
with recorded in Incorporation Record F. W. V. 12
to 354, 355, 356, 357, 358

TEST: Frank W. Keller

FILED
12 11 53 AM '70
M. W. HALL, CLK.
CT. CL. WOR. CO.