

# CORPORATE CHARTER APPROVAL SHEET

\*\* EXPEDITED SERVICE\*\*

\*\* KEEP WITH DOCUMENT \*\*

DOCUMENT CODE 08 BUSINESS CODE \_\_\_\_\_

# D00098707

Close \_\_\_\_\_ Stock \_\_\_\_\_ Nonstock \_\_\_\_\_

P.A. \_\_\_\_\_ Religious \_\_\_\_\_

Merging (Transferor) \_\_\_\_\_

Surviving (Transferee) \_\_\_\_\_



1000362004078186

ID # D00098707 ACK # 1000362004078186  
PAGES: 0006  
FAIR OAKS ON THE MAGOTHY COMMUNITY ASSO  
CIATION, INC.

11/27/2012 AT 10:53 A WO # 0004055127

New Name \_\_\_\_\_

### FEES REMITTED

Base Fee: 100  
Org. & Cap. Fee: \_\_\_\_\_  
Expedite Fee: 50  
Penalty: \_\_\_\_\_  
State Recordation Tax: \_\_\_\_\_  
State Transfer Tax: \_\_\_\_\_  
Certified Copies \_\_\_\_\_  
Copy Fee: \_\_\_\_\_  
Certificates \_\_\_\_\_  
Certificate of Status Fee: \_\_\_\_\_  
Personal Property Filings: \_\_\_\_\_  
Mail Processing Fee: \_\_\_\_\_  
Other: \_\_\_\_\_

TOTAL FEES: 150

Credit Card \_\_\_\_\_ Check \_\_\_\_\_ Cash   
\_\_\_\_\_ Documents on \_\_\_\_\_ Checks

Approved By: 16

Keyed By: \_\_\_\_\_

COMMENT(S):

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

Code \_\_\_\_\_

Attention: \_\_\_\_\_

Mail: Name and Address

THOMAS FARCOSKY  
434 FAIRWAY COURT  
SEWENA PK MD 21146

Stamp Work Order and Customer Number HERE

CUST ID: 0002838547  
WORK ORDER: 0004055127  
DATE: 11-27-2012 10:53 AM  
AMT. PAID: \$150.00



**Restated Articles of Incorporation**  
**Fair Oaks on the Magothy Community Association, Inc.**

This is to Certify: -

**FIRST:** That we, the subscribers, Donald F. Maguire, whose post office address is 287 Oak Court, Severna Park, Maryland; Joseph T. Fetcho, whose post office address is 483 Fair Oaks Drive, Severna Park, Maryland; and John H. Boyce, whose post office address is 488 Fair Oaks Drive, Severna Park, Maryland, each being at least twenty-one years of age, do hereby associate ourselves as incorporators, with the intention of forming a corporation under and by virtue of the General Laws of the State of Maryland.

**SECOND:** That the name of the Corporation (hereinafter called the "Corporation") is Fair Oaks on the Magothy Community Association, Inc.

**THIRD:** The purposes for which the Corporation is formed, and the business or objects to be carried on and promoted by it are as follows:

- A. To secure concerted action in all matters pertaining to the protection, development, and improvement of Fair Oaks on the Magothy. To promote the general welfare of the residents and property owners of said area, and to serve the best interests of Fair Oaks on the Magothy residents in all community matters.
- B. To encourage and promote civic and social activities and enterprises in Fair Oaks on the Magothy. To cooperate with other similar organizations in matters pertaining to the common welfare of the residents and property owners of Fair Oaks on the Magothy and adjacent areas.
- C. To assist, promote and enforce appropriate zoning regulations and property restrictions in and affecting Fair Oaks on the Magothy.
- D. To control, regulate, and improve the recreational and/or playground areas deeded to the association as designated on the recorded plat of Fair Oaks on the Magothy.
- E. To acquire by purchase, gift, lease, devise or bequest or in any other manner, and to take, receive, hold and employ any property, real and/or personal for the purposes of the Association. To sell, mortgage, lease or otherwise dispose of any association property, real and/or personal.
- F. To raise funds to meet the objectives of the Corporation.

The foregoing 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 in all particulars to the limitations relative to corporations which are contained in the general laws of this State

**FOURTH:** The powers which the Corporation shall have, in order to promote the purposes for which the Corporation is formed, are as follows: -

- A. To purchase, lease, or otherwise acquire any property, real, personal or mixed, suitable or covenant for any of the purposes of the Corporation; to sell, lease, or otherwise dispose of any such property, no longer required for the purposes of the Corporation.

**Restated Articles of Incorporation**  
**Fair Oaks on the Magothy Community Association, Inc.**

B. To own and operate clubrooms, boat docks, piers, slips, jetties, educational and recreational facilities, and to do any and all things necessary, convenient or advantageous in carrying out the objectives and purposes of the Corporation.

C. To borrow or raise money and to issue evidences of indebtedness in furtherance of any and all of the objects of the C, to secure the same by mortgage, deed of trust, bonds, debentures, notes or other obligations of any nature and in any manner permitted by law.

D. To carry on any other business which may be calculated, directly or indirectly, to effectuate the aforesaid objects or any of them and to facilitate the transaction by the Corporation of the aforesaid business or any part thereof, or the transaction of any other business which may be conducted either directly or indirectly to enhance the value of it's assets and property. It is the intention that the above clause shall be in no way limited or restricted by reference or inference from any other clauses of this paragraph or any other clause or paragraphs of these Articles of Incorporation, but that the objects, purposes and powers specified in this paragraph and in each of the clauses and paragraphs of these Articles shall be independent objects, purposes and powers. And, in general, to exercise and enjoy all other privileges granted or conferred upon corporations by the General Laws of the State of Maryland, now or hereinafter in force. The enumeration of special powers, as herein specified, not being intended to exclude or to be construed as a waiver or limitation of any such powers, rights and privileges.

**FIFTH:** The post office address of the place at which the principal office of the Corporation in this State will be located is P. O. Box 403, Severna Park, Anne Arundel County, Maryland. The resident agent of the Corporation is ~~John H. Boyce~~ <sup>21146</sup> ~~MARK SNYDER~~, whose post office address is 475 Fair Oaks Drive, Severna Park, Anne Arundel County, Maryland. ✓

**SIXTH:** The Corporation shall have no capital stock; is not authorized to issue any capital stock; is not organized for profit; and no part of any income shall inure to the benefit of any member. The Corporation shall have such members as may be elected from time to time, in such manner as may be prescribed and authorized by the By- Laws, which may prescribe different classes of members, the powers and duties of each class, and the manner of election, resignation, removal and filling of members. In case the Corporation at any time, has in fact no members other than the Board of Directors, the members of the Board of Directors shall be members of the Corporation for the purposes of any statutory provision or rule of law relating to members of corporations having no capital stock, and may meet as members of the Corporation and exercise all the rights, powers, and privileges of members thereof for such purposes.

**SEVENTH:** The business and property of the Corporation shall be managed and conducted by a Board of Directors, and Donald F. Maguire, Joseph T. Fetcho, and John H. Boyce shall act as such until their successors are duly chosen and qualified. The number of the Board of Directors may be increased or decreased by the By-Laws from time to time, provided that if decreased, it shall not be less than three (3) members.

**EIGHTH:** The presence in person, or by proxy, of members entitled to twenty-five percent (25%) of all votes at any meeting of the members shall constitute a quorum for the transaction of any business, which may come before any such meeting.

**Restated Articles of Incorporation**  
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**NINTH:** The following properties shall be considered eligible for Membership in the Corporation, having Book references recorded with the County of Anne Arundel, Maryland:

1. Plat Number 1716, recorded in Book Number 32, Folio 41 entitled *Fair Oaks on the Magothy* and dated March 15, 1963;
2. Plat Number 1929, recorded in Book Number 35, Page 4 entitled *Fair Oaks on the Magothy - Section II*, and dated October 7, 1966;
3. No Plat recorded. Revision recorded as "minor subdivision" in Book Number 75, Folio 10 as *Residue of Fair Oaks* and dated February 28, 1980. Name changed to *Oak Landing*, Lots 1-9, and street name changed to Oak Landing Court by court order January 14, 1981;
4. No Plat Number. Transaction recorded as a "minor subdivision" in Book Number 3744, Page 552 entitled *Cattail Oaks*, dated June 13, 1984;
5. Plat Number 5265. Recorded in Book 101, Page 40 entitled *Barborka and Resubdivision of lot 19 and 20 Fair Oaks on the Magothy*, dated April 18, 1986;
6. Plat Number 5994. Recorded in Book 114, Page 20 entitled FAIR OAKS LANDING (PLAT ONE OF ONE), dated November 15, 1988;
7. Plat Number 6635. Recorded in Book Number 127, Page 11 entitled FAIR OAKS LANDING (PLAT ONE OF ONE - REVISED), dated March 28, 1990; and
8. Any other properties that have direct ingress and egress from one of the three entrances to Fair Oaks on the Magothy, namely (1) Arundel Beach Road and Oak Court, (2) Arundel Beach Road and Fairtree Drive, and (3) Arundel Beach Road and Fair Oak Drive, as depicted on the map attached hereto as Exhibit 1, provided that each of these properties that desire new membership do all of the following:
  - a. Submit, in writing a request for new membership to the Board of Directors of the Corporation;
  - b. Pay a one time new membership inclusion fee of \$10,000.00; and
  - c. Pay Corporation Initiation Fee and Annual Dues as provided in the Bylaws.

**TENTH:** No officer or director of this Corporation shall be personally liable upon any of its contracts or engagements unless the same by its terms shall expressly obligate him or them.

**ELEVENTH:** No officer or member of this Corporation shall receive any profit from the Corporation, nor shall there be, at any time, be any distribution of assets of the corporation among the members, excepting in the case of dissolution as provided in article Twelfth of the Charter. No officer or member of this Corporation shall receive remuneration from this corporation for the work performed as an officer or member. This section is not intended to prevent the employment of a member for special services involving work not specifically designated as the responsibility of duty of the officers of the corporation.

**TWELFTH:** In the event of dissolution or liquidation of this corporation, after payment of all liabilities, the assets of the corporation shall be disposed of as follows:

The members of record at the time of dissolution shall share pro-rata the remaining assets.

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**THIRTEENTH:** Amendments to this Charter or article thereof may be initiated by action of the Board of Directors or by petition to the Board of Directors signed by ten (10) members entitled to vote. Amendments may be adopted by a simple majority vote of the members present at a duly organized meeting and who are otherwise entitled to vote, provided the proposed amendment or amendments have been sent to all members of record entitled to vote at least ten (10) days before the meeting.

**FOURTEENTH:** The duration of the Corporation shall be perpetual.

Approved and received for record by the State Department of Assessments and Taxation of Maryland, May 8, 1967

A12329

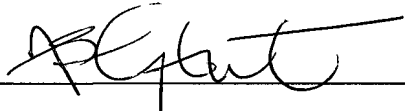
This document transcribed by T. A. Farcosky on 9/13/2000, from a copy of the Articles filed with the State of Maryland as contained on microfilm (Film F598 Folio 302, 5/8/1967 pages 5), and reflects the Articles of Amendment to these Articles of Incorporation dated the 27 day of

February, 2004.

Attested to by the Secretary and President of the Corporation on the 8<sup>th</sup> day of

March, 2004.

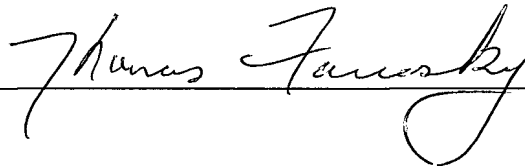
Stan Gent, President



Renee Gibb, Secretary



Thomas Farcosky, Chairman,  
Legal, Tax and Accounting Committee



CUST ID: 0002838547  
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Fair Oaks on the Magothy  
ARTICLES OF AMENDMENT  
EXHIBIT 1

9/11/01

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