

ARTICLES OF INCORPORATION
OF
MADISON MANOR CONDOMINIUM UNIT OWNERS ASSOCIATION, INC.

I, the undersigned resident of Virginia, of full age, do hereby organize a non-stock not for profit corporation under Section 13.1-230 et seq., Code of Virginia (1950) as amended and to that end set forth the following:

ARTICLE I. The name of the corporation is Madison Manor Condominium Unit Owners Association, Inc.

ARTICLE II. The initial registered agent is David W. Pijor, a resident of the County of Fairfax, Virginia, and a member of the Virginia State Bar, whose address is 1340 Old Chain Bridge Road, Suite 410, McLean (Fairfax County), Virginia 22101.

ARTICLE III. The initial registered office of the corporation shall be located at 1340 Old Chain Bridge Road, Suite 410, McLean (Fairfax County), Virginia 22101.

ARTICLE IV. The purposes for which the said Corporation organized are as follows:

FIRST: To provide for maintenance, preservation, and architectural control of the Madison Manor Condominium (hereinafter "the Condominium") and its common elements and to exercise all of the powers and privileges and to perform all of the duties and obligations of the corporation as set forth in the By-Laws of the Madison Manor Condominium Unit Owners Association, Inc., and as the same may be amended from time to time as therein provided.

SECOND: To promote the health, safety and welfare of the members of the Corporation.

THIRD: To fix, levy, collect and enforce payment by any lawful means, all dues and assessments due from condominium unit owners, pursuant to said By-Laws; to pay and disburse all expenses in connection therewith and all office, administration, custodial, service, professional, and other expenses incident to the conduct of the business of the corporation, including all licenses, taxes or governmental charges levied or imposed against the corporation, condominium and its common elements.

FOURTH: To hire, dismiss, and supervise personnel to administer and manage the Condominium, and its business and to enter into management and other related contracts.

FIFTH: To supervise, administer, and enforce condominium regulations as may be promulgated from time to time, and as provided in said By-Laws.

SIXTH: To carry out all the duties, obligations, prerogatives, and powers as provided in said By-Laws.

ARTICLE IV. Membership. Every person or entity who is a record owner of a fee or undivided fee interest in any condominium unit of the Condominium, shall be a member of the corporation. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Each member of the corporation shall be entitled to vote and otherwise exercise

membership rights as provided by the Class A and Class B membership designations described below.

ARTICLE V. Membership Classification. The Corporation shall have two (2) classes of voting membership:

1. CLASS A: Class A members shall be the record owners other than the Declarant, its successors and assigns as specified hereinbelow, whether one or more persons or entities of a fee simple title to any condominium unit. Class A members shall be entitled to cast one (1) vote per condominium unit, with each vote valued equally.

Notwithstanding the number of members owning any one condominium unit, only one (1) vote may be cast per condominium unit.

2. CLASS B: Class B shall be the Declarant of the condominium, its successors and assigns. The Class B member or members shall be entitled to cast one (1) vote per condominium unit it has not conveyed to Class A members, multiplied by three (3), that is to say, the Declarant shall have voting power equal to three times the voting interest appurtenant to individual condominium units not conveyed to Class A members. Class B membership shall cease and be converted to Class A membership when seventy-five percent (75%) of the condominium units with appurtenanting votes have been conveyed to Class A members, or five (5) years after settlement on the first condominium unit sold, whichever occurs first.

ARTICLE VI. The existence of the corporation shall be perpetual.

ARTICLE VII. The affairs of the corporation shall be managed by the Board of Directors. The exact number of directors shall be determined as provided in the By-Laws of the corporation. The number of directors constituting the initial Board of Directors is three and the names and addresses of the persons who are to serve as the initial directors are as follows:

<u>Names</u>	<u>Addresses</u>
Thomas W. Hampton	36 Alden Court Sterling, VA 22170
Blair A. Moist	8350 Greensboro Drive #1-1016 McLean, VA 22102
Mary Janeski	9196 Barrick Street #203 Fairfax, VA 22031

ARTICLE VIII. Amendment of these Articles or dissolution of the corporation shall require the assent of more than two-thirds (2/3) of the votes of each class entitled to be cast.

WITNESS the following signatures and seals this 7th day of August, 1985.

INCORPORATOR



David W. Pijor

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COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

RICHMOND, August 14, 1985

The accompanying articles having been delivered to the State Corporation Commission on behalf of

MADISON MANOR CONDOMINIUM UNIT OWNERS ASSOCIATION, INC.

and the Commission having found that the articles comply with the requirements of law and that all required fees have been paid, it is

ORDERED that this CERTIFICATE OF INCORPORATION

be issued, and that this order, together with the articles, be admitted to record in this office of the Commission; and that the corporation have the authority conferred on it by law in accordance with the articles, subject to the conditions and restrictions imposed by law.

Upon the completion of such recordation, this order and the articles shall be forwarded for recordation in the office of the Clerk of the Circuit Court, Fairfax County .

STATE CORPORATION COMMISSION

Thomas P. Harwood, Jr.

By _____
Commissioner

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