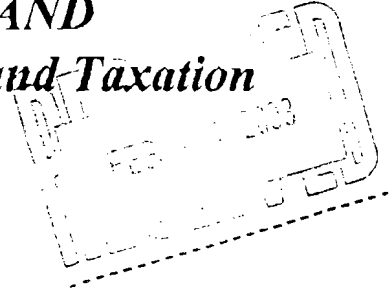


STATE OF MARYLAND
Department of Assessments and Taxation



I, PAUL ANDERSON OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO THE FORFEITURE OR SUSPENSION OF CORPORATIONS, OR OF CORPORATIONS TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT EDWARDS MANOR COMMUNITY ASSOCIATION, INC. IS A CORPORATION DULY INCORPORATED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF MARYLAND AND THE CORPORATION HAS FILED ALL ANNUAL REPORTS REQUIRED, HAS NO OUTSTANDING LATE FILING PENALTIES ON THOSE REPORTS, AND HAS A RESIDENT AGENT. THEREFORE, THE CORPORATION IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING WITH THIS DEPARTMENT AND DULY AUTHORIZED TO EXERCISE ALL THE POWERS RECITED IN ITS CHARTER OR CERTIFICATE OF INCORPORATION, AND TO TRANSACT BUSINESS IN MARYLAND.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS OCTOBER 22, 2002.

Paul B. Anderson
Charter Division



1-31-94

at 2:51 P.M.

ARTICLES OF INCORPORATION

OF

EDWARDE KANOE COMMUNITY ASSOCIATION, INC.

MA JAN 31 1994

RECEIVED

In compliance with the Annotated Code of Maryland, Corporations and Associations Article 6, Title 5, Subtitle 2, I, GEORGE E. LAWLER, the undersigned, being at least eighteen (18) years of age, do hereby declare myself as incorporator with the intention of forming a non-stock and non-profit corporation under the general laws of the State of Maryland and hereby certify:

ARTICLE I

NAME

The name of the corporation is EDWARDE KANOE COMMUNITY ASSOCIATION, INC. (hereinafter called the "Association").

ARTICLE II

PRINCIPAL OFFICE

The principal office of the Association is located at 611 Hookers Mill Road, Abingdon, Maryland 21009.

40328173

ARTICLE III

RESIDENT AGENT

George E. Lawler, Esquire, whose address is 250 West Pratt Street, Baltimore, Maryland 21201, is hereby appointed the initial Resident Agent of this Association.

ARTICLE IV

PURPOSES AND POWERS

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are (i) to provide for the maintenance, preservation and architectural control of the Lots and Common Areas (as those terms are defined in the Declaration hereinafter referred to) within that certain tract of real property described in that certain Declaration of Covenants, Conditions and Restrictions made by Stee Property Limited Partnership and recorded among the Land Records of Harford County (hereinafter called the "Property") and such additional real property as may be added to the Property pursuant to the provisions of the Declaration and (ii) to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the

jurisdiction of this Association. In furtherance of these purposes, the Association shall have full power to:

A. Exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions entitled, "Edwards Manor Community Association, Inc., Declaration of Covenants, Conditions and Restrictions," (hereinafter called the "Declaration") applicable to the Property and recorded or to be recorded among the Land Records of Harford County, Maryland, and as the same may be amended from time to time as therein provided.

B. Fix, levy, collect and enforce payment by any lawful means of all charges 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.

C. 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.

D. Borrow money and, with the assent of two-thirds (2/3rds) of the votes of each class of members of the Association, mortgage, pledge, hypothecate or grant a deed of trust covering any or all of its real or personal property as security for money borrowed or debts incurred.

E. Dedicate, sell or transfer all or any part of the Common Areas or other facilities to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by the holders of two-thirds (2/3rds) of the votes of each class of members agreeing to such dedication, sale or transfer.

F. Grant utility and drainage easements in, under, over and through properties owned by the Association.

G. Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional property and open space, provided that, except as otherwise provided in the Declaration, any such merger, consolidation or annexation shall have the assent of two-thirds (2/3rds) of the votes of each class of the members; and

H. Have and exercise any and all powers, rights and

privileges which a non-stock corporation organized under the Maryland General Corporation Law by law may now or hereafter have or exercise.

ARTICLE V

ASSOCIATION NOT AUTHORIZED TO ISSUE STOCK

The Association has no authority to issue capital stock.

ARTICLE VI

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject to assessment by the Association pursuant to the Declaration, including contract sellers, shall be a member of the Association. The foregoing is not intended to include and does not 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.

ARTICLE VII

VOTING RIGHTS

The Association shall have two (2) classes of voting membership:

Class A. During the Development Period (as defined in the Declaration), the Class A members shall be all Owners, with the exception of the Declarant (as that term is defined in the Declaration), and any Builder (as that term is defined in the Declaration), and shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. During the Development Period, the Class B members shall be the Declarant and each Builder. The Class B membership shall cease and be converted to Class A membership when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership. If at any time or from time to time the Property is expanded, the Class B membership shall recommence as of the time at which such expansion occurs, and shall terminate thereafter on the date on which the total number of votes held by the Class A membership becomes equal to the total number of votes held by the Class B membership. Notwithstanding the foregoing, the Class B membership shall be

terminated and be converted to Class A membership on June 30, 2003, unless sooner terminated. Each Builder shall be conclusively presumed by its having accepted the conveyance of the legal title to a lot previously owned by the Declarant from the Declarant or another Builder to have given the Declarant an irrevocable and exclusive proxy entitling the Declarant to cast all of the votes of the Builder and to have agreed that such proxy is coupled with an interest.

ARTICLE VIII

BOARD OF DIRECTORS

The affairs of this Association shall initially be managed by a Board of three (3) Directors. All Directors shall be members of the Association or officers, directors, partners, employees or agents of a corporation, partnership, trust or other entity which is a member of the Association. The number, terms and manner of election of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

1. Michael J. Palmisano 811 Hookers Mill Road
Abingdon, Maryland 21009
2. Edward P. Wunderer, Jr. 811 Hookers Mill Road
Abingdon, Maryland 21009

The above-named Directors shall serve until the first annual meeting of the members at which their successors are elected. The remaining Directors may elect a successor to fill the unexpired term of a Director in the event of death, resignation or removal of a Director.

From and after the first annual meeting of members, the term of office of the Directors shall be staggered. At the first meeting of members, one-third (1/3rd) of the Directors shall be elected to an initial term of three (3) years, one-third (1/3rd) of the Directors shall be elected to an initial term of two (2) years and one-third (1/3rd) of the Directors shall be elected to an initial term of one (1) year. At each subsequent meeting of members, the members shall elect one-third (1/3rd) of the total number of Directors and the term of each Director shall be three (3) years.

ARTICLE IX

DISSOLUTION

The Association may be dissolved with the assent in writing and signed by not less than the holders of two-thirds (2/3rd) of the votes of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE X

DURATION

The Association shall exist perpetually.

ARTICLE XI

AMENDMENTS

Amendment of these Articles shall require the assent of the holders of sixty-six and two-thirds percent (66 2/3%) of the votes of each class of members except that, so long as there are Class B members, the following actions will require the approval of the Federal Mortgage Agencies: annexation of additional properties not described in the Declaration, mergers and consolidations, mortgaging of the Common Areas, dedication of Common Areas, dissolution and amendment of these Articles.

IN WITNESS WHEREOF for the purpose of forming this Association under the laws of the State of Maryland, the undersigned, being the incorporator of this Association, has signed these Articles of Incorporation and acknowledges the same to be his act this 21 day of January 1994.

WITNESS:

[Signature]

[Signature] (SEAL)
George S. Lawler

15059:16:ARTICLES OF INCORPORATION

CERTIFICATE OF CHANGE OF RESIDENT AGENT, RESIDENT AGENTS ADDRESS AND PRINCIPAL OFFICE

OF

EDWARDS MANOR COMMUNITY ASSOCIATION, INC.

RESOLUTION OF DIRECTORS

RESOLVED: That the post office address of the principal office of this Corporation in the State of Maryland is hereby changed to 2337 Tickwood Road, Baltimore, Maryland 21221.

RESOLVED: That the Resident Agent of this Corporation is hereby changed to Rachel Hess, Esquire, and that the Resident Agent's address is hereby changed to 20 Crossroads Drive, Suite 215, Owings Mills, Maryland 21117.

CERTIFICATION

I HEREBY CERTIFY that the foregoing resolutions were duly adopted by the Board of Directors of Edwards Manor Community Association, Inc. on June 25, 1997.

Dated: 6-26, 1997

[Signature] Secretary

RECEIVED 97 JUN 31 18 49 ASSESS & TAX.

STATE DEPARTMENT OF ASSESSMENTS AND TAXATION

APPROVED FOR RECORD

7-31-97 8:49 A.M.

STATE OF MARYLAND
DEPARTMENT OF ASSESSMENTS AND TAXATION
PERSONAL PROPERTY DIVISION
301 West Preston Street, Room 801
Baltimore, Maryland 21201-2395
www.dal.state.md.us
(410) 767-1170 - (886) 246-5941 within Maryland

Personal Property Return
As of January 1, 2002
Due April 15, 2002

2002
Form 1
Page 1 of 4

Date Received
by Department
JUN 17 2002
A. Eichelberger

Type of Corporation	ID # Prefix	Filing Fee	Type of Other Business Entity	ID # Prefix	Filing Fee
<input type="checkbox"/> Domestic Stock	(D)	\$100	<input type="checkbox"/> Domestic Limited Liability Company	(W)	- 0 -
<input type="checkbox"/> Foreign Stock	(F)	\$100	<input type="checkbox"/> Foreign Limited Liability Company	(Z)	- 0 -
<input checked="" type="checkbox"/> Domestic Non-Stock	(D)	- 0 -	<input type="checkbox"/> Domestic Limited Partnership	(M)	- 0 -
<input type="checkbox"/> Foreign Non-Stock	(F)	- 0 -	<input type="checkbox"/> Foreign Limited Partnership	(P)	- 0 -
<input type="checkbox"/> Foreign Insurance	(F)	- 0 -	<input type="checkbox"/> Domestic Limited Liability Partnership	(A)	- 0 -
<input type="checkbox"/> Foreign Interstate	(F)	- 0 -	<input type="checkbox"/> Foreign Limited Liability Partnership	(E)	- 0 -
			<input type="checkbox"/> Business Trust	(B)	- 0 -
			<input type="checkbox"/> Real Estate Investment Trust	(D)	-\$25-

CHECK ONE

Make Address Corrections Here → Name of Business EDWARDS MANOR COMMUNITY ASSOCIATION, INC.
Mailing Address P. O. BOX 426
QUEENSTOWN, MD 21658

Check here if this is a change of address

DEPARTMENT ID NUMBER				FEDERAL EMPLOYER IDENTIFICATION NUMBER														
ID# PREFIX	D	0	3	8	2	1	0	9	7	5	2	1	8	6	7	6	0	9
DATE OF INCORPORATION OR FORMATION				STATE OF INCORPORATION OR FORMATION				FEDERAL PRINCIPAL BUSINESS CODE										
01/31/1994				MARYLAND				2 3 3 1 1 0										
TRADING AS NAME										<input checked="" type="checkbox"/> Check here if you use a preparer and do not want personal property forms mailed to you next year.								

Type or Print Department ID Number Here
ID PREFIX
D 0 3 8 2 1 0 9 7

INCLUDE DEPARTMENT ID NUMBER ON CHECK PLEASE STAPLE CHECK HERE

SECTION I

- A. Is any business conducted in Maryland? Yes Date began: 08/01/1994
(Yes or No)
- B. Nature of business conducted in Maryland: HOMEOWNERS ASSOCIATION
- C. Does the business own, lease or use personal property located in Maryland? No. If No, skip SECTION II.
(Yes or No)

ONLY CORPORATIONS COMPLETE ITEMS D AND E BELOW

- D. Does the charter of the corporation authorize the issuance of capital stock? No. If yes, include \$100 Filing Fee.
(Yes or No)

E. Names and addresses of officers and names of directors (type or print):

Names	OFFICERS	Addresses
President	<u>MICHAEL J. PALMISANO</u>	<u>P.O. BOX 426 QUEENSTOWN, MD 21658</u>
Vice-President		
Secretary		
Treasurer		

DIRECTORS

Names	Names
<u>MICHAEL J. PALMISANO</u>	