

# Commonwealth of Virginia



## STATE CORPORATION COMMISSION

*Richmond, April 10, 2007*

*This is to certify that the certificate of organization of*

### **SPRINGFIELD STATION HOMEOWNERS ASSOCIATION, INC.**

*was issued and admitted to record in this office and that the said limited liability company is authorized to transact its business subject to all Virginia Laws applicable to the company and its business. Effective date: January 20, 1971*



*State Corporation Commission*

*Attest:*

*Joel H. Peck*  
Clerk of the Commission

CIS0505

# Commonwealth of Virginia



## State Corporation Commission

*I Certify the Following from the Records of the Commission:*

The foregoing is a true copy of all documents constituting the charter of SPRINGFIELD STATION HOMEOWNERS ASSOCIATION, INC. on file in the Clerk's Office of the Commission.

Nothing more is hereby certified.



*Signed and Sealed at Richmond on this  
Date: April 10, 2007*

*Joel H. Peck*  
Joe *Joel H. Peck, Clerk of the Commission*

CIS0505

This is an electronic version of this record. The official version is on file with the state (book and page reference at top of document)

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**ARTICLES OF INCORPORATION  
OF  
SPRINGFIELD STATION HOMEOWNERS ASSOCIATION, INC.**

We hereby associate to form a non-stock corporation under the provisions of Chapter 2 of Title 13.1 or the Code of Virginia, and to that end set forth the following:

**I.**

The name of the corporation is SPRINGFIELD STATION HOMEOWNERS ASSOCIATION, INC.

**II.**

The post office address or the initial registered office and agent is 210 East Broad Street, Falls Church, Virginia, in the City of Falls Church Virginia, the initial registered agent is ROBERT F. KOHLHAAS, who is a resident of Fairfax County, Virginia, and a member of the Virginia State Bar and whose business address is the same as the registered office.

**III.**

The purposes for which the said corporation organized are as follows:

- FIRST: To provide for maintenance, preservation and architectural control of all properties that come under its ownership, control or operation.
- SECOND: To promote the health, safety and welfare of the residents within the properties referred herein.
- THIRD: No part of the net earnings of the corporation shall inure to the benefit of the members of the corporation. Upon dissolution of the corporation, the assets, both real and personal may be dedicated or assigned to an appropriate public agency devoted to purposes as nearly as practicable the same as those of which they were required to be devoted by the corporation. In the event that such dedication is not feasible, such assets shall be granted, conveyed and assigned to any nonprofit organization to be devoted to the purposes and uses that would most nearly reflect those to which they were required to be devoted by the Corporation.
- FOURTH: Acquire by gift, purchase or otherwise and to own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or person property, in connection with the affairs of the corporation.

FIFTH: To borrow money, to mortgage, pledge or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

SIXTH: To have and to exercise any and all powers, rights and privileges which a corporation organized under the corporation laws of the State of Virginia, by law may now or hereafter have or exercise.

SEVENTH: 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 corporation including contract seller, shall be a Member of the corporation. The foregoing is not intended to include persons or entity who hold an interest merely as security for the performance of an obligation. No owner shall have more than one membership. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the corporation. Ownership of such lot shall be the sole qualification for membership.

EIGHTH: VOTING RIGHTS. The corporation shall have two classes of voting membership:

Class A: Class A members shall be all those owners as defined in Article III (Sub Paragraph 1) with the exception of the Builder, Class A members shall be entitled to one vote for each lot in which they hold the interest required for membership by Article 111 (Sub Paragraph 7). 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: The Class B member(s) shall be the Developer. The Class B member(s) shall be entitled to three (3) votes for each lot in which it holds the interest required for membership by Article 111 (Sub paragraph 7). Provided that the Class B membership shall cease and be converted to class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) When the total votes outstanding in the Class A membership equal to the total votes outstanding in the Class B membership; or
- (b) On January 1, 1974.

#### IV.

The existence of the corporation shall be perpetual.

#### V.

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 original Board of Directors shall be three (3) and the names and addresses of the person who are to serve as the initial directors are as follows:

<u>Name</u>	<u>Address</u>
Jeffery Sneider	11801 Rockville Pike, Rockville, Maryland
Robert F. Kohlhaas	7501 Venice Court, Falls Church, Virginia
Robert Lewis	104 Devon Road, Silver Spring, Maryland


**VI.**


Amendment of these Articles shall require the assent of more than 75 per cent of the entire membership.

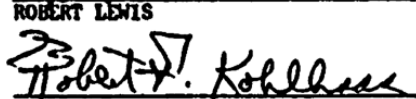
**VII.**

As long as there is a class B membership, the following actions will require prior approval of the Federal Housing Administration or the Veteran Administration: an annexation of additional properties, mergers and consolidations, dissolution and amendment of these Articles.

WITNESS the following signatures and seals this 24th day of Dec., 1970

  
 \_\_\_\_\_ (SEAL)  
 JEFFREY SNEIDER

  
 \_\_\_\_\_ (SEAL)  
 ROBERT LEWIS

  
 \_\_\_\_\_ (SEAL)  
 ROBERT F. KOHLHAAS

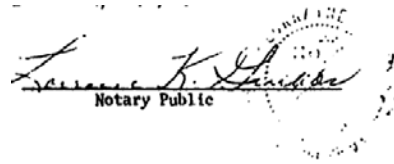
/s/ JEFFREY  
 SNEIDER  
 /s/ ROBERT  
 LEWIS  
 /s/ ROBERT F.  
 KOHLHAAS

STATE OF VIRGINIA  
CITY OF FALLS CHURCH, to-wit

I, the undersigned, a Notary Public in and for the county of Arlington, in the State of Virginia, do hereby certify that JEFFREY SNEIDER, ROBERT F. KOHLHAAS and ROBERT LEWIS, whose names are signed to the above writing, bearing date on the 27th day of December, 1970, have this

day personally appeared before me in my city aforesaid and acknowledged the same.

GIVEN under my hand this 31st day of December, 1970.  
My commission expires: April 17, 1972



The image shows a handwritten signature in cursive, which appears to be "L. K. Linside". Below the signature is a horizontal line, and underneath that line, the words "Notary Public" are printed in a small, bold font. To the right of the signature and line is a circular notary seal. The seal contains the text "NOTARY PUBLIC" around the perimeter and some smaller, less legible text in the center, possibly including a date or commission number.

/s/  
Notary Public

COMMONWEALTH OF VIRGINIA  
STATE CORPORATION COMMISSION

AT RICHMOND,  
January 20, 1971

The accompanying articles having been delivered to the State Corporation Commission on behalf of  
Springfield Station Homeowners 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 the 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 of Fairfax County

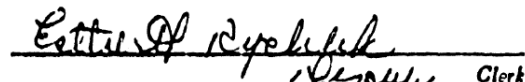
STATE CORPORATION COMMISSION

STATE CORPORATION COMMISSION  
By   
Chairman

VIRGINIA:

In the Clerk's Office of the Circuit Court of Fairfax County

The foregoing certificate (including the accompanying articles) has been duly recorded in my office this 28th day of Jan 1971 and is now  
returned to the State Corporation Commission by certified mail.

  
Deputy Clerk

ARTICLES OF AMENDMENT OF CHARTER  
OF  
SPRINGFIELD STATION HOMEOWNERS ASSOCIATION, INC.

WHEREAS, SPRINGFIELD STATION HOMEOWNERS ASSOCIATION, INC., a Virginia corporation, created under and by virtue of the laws of the Commonwealth of Virginia, desires to have its charter amended as hereinafter set forth:

NOW, THEREFORE, to that end Jeffrey Sneider, President of said corporation, does certify as follows:

1. That on the 3rd day of December, 1971, after due and legal notice to all of the Directors of said Corporation, there was held in the office of the corporation in Falls Church, Virginia, a meeting of the Board of said corporation at which all of the directors were present and unanimously voted in favor of the Following resolution declaring that such amendment to the Charter was in the best interest of the corporation:

*"RESOLVED, that in the opinion of the Board of Directors it is in the best interest of the corporation to amend the designation and description of the property to come under its jurisdiction as follows:*

*"The property that comes under the jurisdiction of the corporation will be within the Subdivision known as ROLLING VALLEY, Fairfax County, Virginia. "*

The Board of Directors passed a further resolution directing the officers to immediately notify the members of the corporation of a special meeting to be hold on the 3rd day of January, 1972, to vote upon the aforesaid resolution.

1. On the said 3rd day of January, 1972, there was held a meeting of the members of said corporation. Notice having been given according to law, a quorum was present at such meeting; and that said amendment set forth hereinabove, received more than 75% of the votes entitled to be cast by the members

The proceedings of said meeting were duly entered in the minute book of the corporation



NOW, THEREFORE, this Certificate of Amendment is signed by, JEFFREY SNEIDER, President of SPRINGFIELD STATION HOMEOWNERS ASSOCIATION, INC., and attested to by ANDREW E. FUERSTEIN, Secretary, this 4th day of January, 1972

SPRINGFIELD STATE HOMEOWNERS ASSOCIATION, INC.

SPRINGFIELD STATION HOMEOWNERS ASSOCIATION, INC.  
By Jeffrey Sneider President

BY  
Jeffrey Sneider, President

ATTEST:

Andrew E. Fuerstein

Andrew E. Fuerstein, Secretary

Andrew C. Fuerstein, Secretary

STATE of VIRGINIA,  
CITY of FALLS CHURCH, to-wit:

I, the undersigned Notary Public in the Co. Of Arlington and State aforesaid, do certify that JEFFERY SNEIDER and ANDREW E. FUERSTEIN, whose names as President and Secretary, respectively, on behalf of SPRINGFIELD STATION HOMEOWNERS ASSOCIATION, INC., are signed to the foregoing writing, bearing date on the 4th day of January, 1972, have acknowledged the same before me in City aforesaid.

GIVEN under my hand and seal this 13<sup>th</sup> day of January, 1972.  
My Commission expires April 17, 1972.

Lorraine K. Lussier  
Notary Public

Notary Public

COMMONWEALTH OF VIRGINIA  
STATE CORPORATION COMMISSION

AT RICHMOND,

January 19, 1972

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

Springfield Station Homeowners 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 AMENDMENT

be issued, and that this order, together with the articles, be admitted to record in the office of the Commission; and that the recordation, 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, such recordation, this order and the articles shall be forwarded for recordation in the office of the clerk of the Circuit Court of Fairfax County

STATE CORPORATION COMMISSION

STATE CORPORATION COMMISSION

By Ralph T. Cotterall  
Commissioner

/s/ Ralph T Cotterall  
Commissioner

VIRGINIA:

In the Clerk's Office of the Circuit Court of Fairfax County

The foregoing certificate (including the accompanying articles) has been duly recorded in my office this 28th day of Jan 1972 and is now returned to the State Corporation Commission by certified mail.

Ernest R. Pugh  
Deputy Clerk