

**Articles of Incorporation**  
**Lake Margaret Homeowners Association, Inc.**

**ARTICLES OF INCORPORATION**  
**OF**  
**LAKE MARGARET HOMEOWNERS ASSOCIATION, INC.**

I, the undersigned natural person of the age of twenty-one years or more, as incorporator of a Corporation, adopt the following Articles of Incorporation for such Corporation pursuant to the Commonwealth of Virginia Nonstock Corporation Act, Title 13.1, Chapter 10, Section 13.1-801, et seq., Code of Virginia 1950, as amended (the "Nonstock Act").

**ARTICLE 1**

**Name**

The name of the Corporation is Lake Margaret Homeowners Association, Inc. ("Association").

**ARTICLE 2**

**Duration**

The period of duration of this Corporation is perpetual.

**ARTICLE 3**

**Purpose and Powers.**

Section 3.1. Purposes. The purposes for which the Corporation is organized are as follows:

(1) to be and constitute the property owners' association (hereinafter referred to as "Association") to which reference is made in the Supplemental Declaration of Rights, Restrictions, Affirmative Obligations, and Conditions and Declaration of Covenants, Conditions and Restrictions for Lake Margaret, Section 1 (hereinafter referred to as "Declaration"), which is or will be recorded in the Clerk's Office of the Circuit Court of Chesterfield County, Virginia, as the same may be amended and supplemented from time to

time;

(2) to perform all obligations and duties of the Association, and to exercise all rights and powers of the Association, as specified in the Virginia Property Owners' Association Act, Section 55-508, et seq., Code of Virginia, 1950, (hereinafter referred to as the "Act") and the Declaration of the Association as recorded and as amended and as otherwise provided by law; and

(3) to provide an entity for the furtherance of the interests of the Owners of the property subject to the Declaration; and

(4) to exercise the powers contemplated by Section 13.1-826 of the Code of Virginia, 1950, as amended, and any other powers now or hereafter conferred by law on Virginia nonstock corporations.

Section 3.2. Powers. In furtherance of its purposes, the Association shall have the following powers, which, unless otherwise indicated by the Act or the Declaration, may be exercised by the Board of Directors:

(1) all of the powers conferred upon nonstock corporations by common law and the statutes of the Commonwealth of Virginia in effect from time to time;

(2) all powers, unless otherwise specified in the Act or the Declaration, conferred upon property owners' associations by common law and the statutes of the Commonwealth of Virginia, in effect and as amended from time to time; and

(3) all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles or the Declaration, including, without limitation, the following:

(a) to fix and to collect assessments or other charges to be levied against the properties;

(b) to manage, control, operate, maintain, repair, and improve the common area and facilities, and any property subsequently acquired by the Association, or any property owned by another, for which the Association, by the Declaration, rule, regulation, or contract, has a right or duty to provide;

(c) to enforce covenants, conditions, rules or restrictions affecting any property to the extent the Corporation may be authorized to do so under the Declaration or by law;

(d) to engage in activities which will actively foster, promote, and advance the common interests of all Owners of property subject to the Declaration;

(e) to buy or otherwise acquire, sell, or otherwise dispose of, mortgage, or otherwise encumber, exchange, lease, hold, use, operate, and otherwise deal in and with real, personal, and mixed property of all kinds and any right or interest therein for any purpose of the Corporation, which shall include the power to foreclose its lien on any property subject to the Declaration by judicial or nonjudicial means;

(f) to borrow money for any purpose of the Corporation, limited in amount or in other respects as may be provided in the Declaration;

(g) to enter into, make, perform, or enforce contracts of every kind and description, and to do all other acts necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any other association, corporation, or other entity or agency, public or private;

(h) to act as agent, trustee, or other representative of other corporations, firms or individuals, and as such to advance the business or ownership interests in such corporations, firms or individuals;

(i) to adopt, alter, and amend or repeal the Declaration or the Association's Bylaws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, such Bylaws may not be inconsistent with or contrary to any provisions of the Declaration;

(j) to provide or contract for services benefitting the property subject to the Declaration, including, any and all supplemental municipal services as may be necessary and desirable;

(k) to do everything necessary and proper for the accomplishment of the above-stated objects, or necessary or incidental to the protection and benefit of the Association, and, in general, to carry out any lawful business necessary to the attainment of the purposes of this Association, whether such business is similar in nature to the objects and powers hereinabove set forth, or otherwise.

(4) The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers which may now or hereafter be allowed or permitted by law; provided, none of the objects or purposes herein set out shall be construed to authorize the Association to do any act in violation of the Nonstock Act, and all such objects or purposes are subject to said Act. The powers specified in each of the paragraphs of this Article 3 are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provision of this Article 3.

ARTICLE 4  
Membership

The Corporation shall be a nonstock membership Corporation without certificates or shares of stock. Each Owner, by virtue of its ownership of a Lot subject to the Declaration, shall be a Member of the Association and thereby of this Corporation. The Association will have one class of members. The qualifications and rights of the members shall be as set forth in the Declaration and Bylaws.

ARTICLE 5  
Voting

Each Member shall be entitled to vote in accordance with the Declaration and Bylaws of the Association. The method and manner of voting is set forth in the Declaration and Bylaws. There shall be no cumulative voting.

ARTICLE 6  
Board of Directors

Section 6.1. Number of Directors. The business and affairs of the Corporation shall be conducted, managed, and controlled by a Board of Directors. The number of Directors shall not be less than three (3) nor more than five (5). The number may be increased or decreased by amendment of the Bylaws of the Association.

Section 6.2. Initial Directors. The initial Board of Directors shall consist of the following three (3) members:

George Emerson, 13281 Rivers Bend Blvd # 201, Chester, VA 23836  
Carrie Coyner, 9910 Wagners Way, Chesterfield, VA 23832  
Josh Smith, 13281 Rivers Bend Blvd # 201, Chester, VA 23836

Section 6.3. Appointment and Election of Directors. During the Declarant Control

Period, as more fully described in the Declaration and Bylaws, the Declarant shall have the right to appoint, in its sole discretion, the members of the Board of Directors. Thereafter, directors shall be elected by vote of the Members of the Corporation. The method of election and term of office, and the removal and filling of vacancies shall be as set forth in the Association's Bylaws.

Section 6.4. Officers and Committees. The Board may appoint such additional officers and committees as it, in its discretion, may deem necessary. Such officers and committees shall hold their offices or positions at the pleasure of the Board. The Board may delegate such operating authority to such companies, individuals, officers or committees as it, in its discretion, may determine necessary and as provided in the Declaration and Bylaws.

#### ARTICLE 7 Amendments

These Articles may be amended, pursuant to the Nonstock Act, by the affirmative vote of the Board of Directors and members holding more than three-fourths (3/4) of the total combined votes of the Members.

#### ARTICLE 8 Liability of Directors

Subject to any limitations contained in the Nonstock Act, as it exists on the date hereof or as it may hereafter be amended, no director of the Association shall be personally liable to the Association or its Members for monetary damages for breach of the duty of care or other duty as director; provided, however, the above provision shall not apply to the personal liability of a director of the Association:

(a) for any appropriation, in violation of his or her duties, of any business opportunity of the Association;

(b) for any acts or omissions not in good faith or which involve intentional misconduct or knowing violations of the law; or

(c) for any transaction from which the director received an improper personal benefit.

Any repeal or modification of this Article 8 by the Members of the Association shall not adversely affect any right of a director or the Association existing at the time of such repeal or modification.

#### ARTICLE 9 Dissolution

The Association may be dissolved only as provided in the Declaration, Bylaws and by the laws of the Commonwealth of Virginia

#### ARTICLE 10 Definitions

All capitalized terms used in these Articles of Incorporation shall be defined in the same manner as defined in the Declaration, which definitions are incorporated herein by this reference.

#### ARTICLE 11 Registered Office and Registered Agent

The initial Registered Office of the Corporation, which is identical to the business office of the initial Registered Agent, shall be located in Chesterfield County, Virginia at 9910 Wagners Way, Chesterfield, VA 23832. Carrie Coyner, an individual who is a member of the Virginia State Bar and resident of Chesterfield County, Virginia, shall be the Registered Agent for the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as of the date set forth.

3/11/16  
Date

Cassie R. Craze  
Cassie R. Craze, Incorporator



COMMONWEALTH OF VIRGINIA  
STATE CORPORATION COMMISSION

Office of the Clerk

April 13, 2016

CASSIE CRAZE  
CRAZE LAW, PLLC  
P.O. BOX 1654  
MIDLOTHIAN, VA 23113

RECEIPT

RE: Lake Margaret Homeowners Association, Inc.

ID: 0803716 - 0

DCN: 16-03-17-5402

Dear Customer:

This is your receipt for \$75.00, to cover the fees for filing articles of incorporation with this office.

The effective date of the certificate of incorporation is April 13, 2016.

If you have any questions, please call (804) 371-9733 or toll-free in Virginia, 1-866-722-2551.

Sincerely,

Joel H. Peck  
Clerk of the Commission

CORPRCPT  
NEWCD  
CISCCJ

# Commonwealth of Virginia



## STATE CORPORATION COMMISSION

*Richmond, April 13, 2016*

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

**Lake Margaret Homeowners Association, Inc.**

*was this day issued and admitted to record in this office and that the said corporation is authorized to transact its business subject to all Virginia laws applicable to the corporation and its business. Effective date: April 13, 2016*



*State Corporation Commission*

*Attest:*

*Joel H. Beck*  
Clerk of the Commission