

# **Articles of Incorporation**

## **Mt. Washington Condo**

Order: R5N24TGN8  
Address: 1703 Mount Washington Ct Apt D  
Order Date: 02-01-2023  
Document not for resale  
HomeWiseDocs

Nº 49677 A



STATE OF MARYLAND

STATE DEPARTMENT OF ASSESSMENTS AND TAXATION  
301 WEST PRESTON STREET  
BALTIMORE 21201

THIS IS TO CERTIFY THAT the within instrument is a true copy of the

ARTICLES OF INCORPORATION

OF

COUNCIL OF UNIT OWNERS OF

MT. WASHINGTON HILLS CONDOMINIUM, INC.

as approved and received for record by the State Department of Assessments  
and Taxation of Maryland, March 29, 1982

at 11:43 o'clock A. M.

AS WITNESS my hand and official Seal of the said Department at  
Baltimore this 29th day of March, 1982.

A handwritten signature in dark ink, appearing to read "P. B. Anderson", with a checkmark at the end.

Paul B. Anderson  
Charter Specialist



COUNCIL OF UNIT OWNERS OF  
MT. WASHINGTON HILLS CONDOMINIUM, INC.

ARTICLES OF INCORPORATION

THIS IS TO CERTIFY:

That I, Lawrence F. Haislip, whose post office address is Suite 600, 102 West Pennsylvania Avenue, Towson MD, being at least twenty-one (21) years of age, do hereby declare myself as incorporator with the intention of forming a corporation under and by virtue of the General Laws of the State of Maryland, and for such purposes do hereby make, execute and adopt the following Articles of Incorporation:

ARTICLE I. The name of this Corporation shall be:

COUNCIL OF UNIT OWNERS OF  
MT. WASHINGTON HILLS CONDOMINIUM, INC.

ARTICLE II. The period of existence and duration of the life of this Corporation shall be perpetual, subject to the right of the unit owners to terminate the condominium as provided in Section 11-121 of the Condominium Act.

ARTICLE III. The principal office for the transaction of business of this Corporation shall initially be located in the City of Baltimore, State of Maryland, at:  
7720 Belair Rd., Balto., Md. 21236

The following named person shall be designated as the statutory resident agent of this Corporation, and said resident agent is a citizen and actual resident of the State of Maryland:

John O. Simons  
7720 Belair Road  
Baltimore, Maryland 21236

ARTICLE IV. The general purposes for which this Corporation is formed, and business or objects to be carried on and promoted by it, are as follows:

- (a) to organize and operate a corporation, no part of the net earnings of which is to inure to the benefit of any member or other individual;

Section 11-101, et seq., Real Property Article, Annotated Code of Maryland (1974),  
hereinafter called the "Condominium Act" . . . in a manner consistent with a  
certain Declaration relating thereto and heretofore recorded among the Land Records  
for Baltimore City . . . Maryland, -----

-----, to provide for  
the maintenance, operation and management of a certain condominium project located  
in Baltimore City . . . Maryland, hereinafter called "the condominium" and  
identified as follows: --

Mt. Washington Hills Condominium, Inc. . . .

For the general purposes aforesaid, and limited to those purposes, this  
Corporation shall have the following powers:

(a) to construct, improve and maintain, operate and to buy, own, sell,  
convey, assign, mortgage or lease any real estate and any personal property neces-  
sary or incident to the furtherance of the business of this Corporation; and

(b) to borrow money and issue evidence of indebtedness in furtherance  
of any or all of the objects of its business, to secure the same by mortgage, deed of  
trust, pledge, or other lien; and

(c) to enter into any kind of activity, and to perform and carry out  
contracts of any kind necessary to, or in conjunction with, or incidental to the  
accomplishment of the non-profit purposes of the Corporation; and

(d) with the prior written approval of the Federal Housing Commissioner,  
to make patronage refunds to members as provided for in the By-Laws of the  
Corporation; and

(e) to exercise and perform, without limitation, all of the powers, func-  
tions and duties of the Council of Unit Owners of the condominium hereinabove  
referred to in a manner consistent with the provisions of the Condominium Act, the  
aforesaid Declaration and its Exhibits; and

(f) insofar as permitted by law, to do any other thing that, in the judg-  
ment of the Board of Directors, will promote the business of the Corporation or the  
common benefit of its members and, in general, to exercise the powers set out in

this Corporation and to do every other act not inconsistent with law which may be appropriate to promote and attain the purposes set forth in the Condominium Act, the Declaration and the By-Laws.

The foregoing enumeration of specific powers shall not be deemed to limit or restrict in any manner the general powers of this Corporation, and the enjoyment of the exercise thereof, as conferred by the Condominium Act and the General Laws of the State of Maryland.

Notwithstanding any other provision contained herein, this Corporation is authorized to enter into a contract (Regulatory Agreement) with the Federal Housing Commissioner and shall be bound by the terms thereof to enable the Commissioner to carry out the provisions of the National Housing Act, as amended. Upon execution, such contract (Regulatory Agreement) shall be binding upon the Corporation, its successors and assigns, so long as any mortgage on any condominium unit in the condominium is outstanding, unpaid and insured or held by the Federal Housing Commissioner.

ARTICLE V. This Corporation shall be without capital stock and will not be operated for profit. This Corporation does not contemplate the distribution of gains, profits or dividends to any of its members. The members of this Corporation shall not be personally liable for the debts, liabilities, or obligations of this Corporation, except as provided in Section 11-116(D) of the Condominium Act.

ARTICLE VI. The authorized number of memberships of this Corporation is 156. Every person, group of persons, corporation, partnership, trust or other legal entity or any combination thereof, who is a record owner of a fee interest in any condominium unit in the condominium shall be a member of this Corporation; provided, however, that any such persons, group of persons, corporation, partnership, trust or other legal entity, or any combination thereof, who holds such interest solely as security for the performance of an obligation shall not be a member by reason only of such interest.

The property, voting and other rights and privileges of membership, the liability of each member for assessments for common expenses, and the method of collection thereof, shall be as set forth in the Declaration relating to the condominium and the Exhibits thereto.

ARTICLE VII. The Corporation shall have a lien on the outstanding memberships in order to secure payment of any sums which shall be due or become due from the holders thereof for any reason whatsoever.

ARTICLE VIII. In the event any member sells, assigns, or otherwise transfers of record the fee interest in any condominium unit in which he holds the interest required for membership, such member shall, at the same time, assign the membership in this Corporation appurtenant to such condominium unit to the transferee of the condominium unit and deliver it to him for transfer on the books of the Corporation. The foregoing requirement shall not obtain in the event a condominium unit is transferred as aforesaid solely as security for the performance of an obligation. Except as provided in this Article membership shall not be transferable.

ARTICLE IX. The number of Directors of this Corporation shall be an uneven number of not less than three (3) nor more than seven (7), and the names and post office addresses of the Directors who shall act as such until the first annual meeting, or until such time as their successors are duly chosen and qualified are:

<u>Name</u>	<u>Address</u>
Alvin Blank	Room 400 330 North Charles Street Baltimore, Maryland 21201
Lynn Featherston	300 Allegheny Avenue Towson, Maryland 21204
John O. Simons	7720 Belair Road Baltimore, Maryland 21236

The qualifications, powers, duties and tenure of the office of Director and the manner by which Directors are to be chosen shall be as prescribed and set forth in the By-Laws of the Corporation. Officers of this Corporation shall be elected and shall serve as provided for in said By-Laws.

ARTICLE X. The Corporation may indemnify every officer and Director of the Corporation as provided in the Bylaws.

The Directors shall exercise their powers and duties in good faith and with a view to the interests of the Corporation and the condominium. Any contract or other transaction between the Corporation and one or more of its Directors, or between the Corporation and any corporation firm or association in which one or more of the directors of this corporation are directors or officers or are pecuniarily or otherwise interested, is voidable unless any of the conditions

ARTICLE XI. Subject to the limitations set forth in the Declaration, and the By-Laws of this Corporation , -----

----- this Corporation reserves the right to amend, alter or repeal any provision contained in these Articles in the manner now or hereafter prescribed by statute for the amendment of Articles of Incorporation.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation  
this 25th day of March , A. D., 1932.

WITNESS:

Mildred E. Pearce  
MILDRED E. PEARCE

Lawrence F. Haislip (SEAL)

STATE OF MARYLAND )

) ss:

BE IT REMEMBERED, that on this 25th day of March , 1932,  
personally appeared before me, a Notary Public in and for the State and County  
aforesaid, Lawrence F. Haislip, party to the foregoing Articles of Incorporation,  
known personally to me as such, and I having first made known to him the contents  
of said Articles of Incorporation, he did acknowledge that he signed, sealed and  
delivered the same as his voluntary act and deed, and he acknowledged the facts  
therein stated to be true as set forth.

GIVEN under my hand the year and day first above written.

My Commission expires: 7/1/32

Mildred E. Pearce  
MILDRED E. PEARCE Notary Public

# State Department of Assessments & Taxation

301 WEST PRESTON STREET BALTIMORE, MARYLAND 21201

## NOTICE

As a Maryland corporation you are responsible for filing an annual business tax report with this office on or before April 15 of each year, after the year of incorporation. This report is due annually whether or not the corporation has been organized for business and whether or not the corporation owns any property. If your charter authorizes the issuance of capital stock, the report must be accompanied by a filing fee in amount of \$40.00 and this fee must be paid whether or not any stock has been issued. Non-stock corporations must file the report but are exempt from payment of the filing fee.

Failure to timely file this report by April 15 of each year will result in the imposition of penalties in accordance with Maryland law and continued failure to file will result in the forfeiture of your corporate charter.

While the Department makes an annual mailing of appropriate forms to the latest available address of each corporation, it is the responsibility of the corporation to obtain proper forms if such are not received by mail. In this regard the Department suggests that if forms have not been received by April 1 of any year, the taxpayer should make request of the Department and forms will then be mailed.

The filing of this return does not relieve the corporation of the responsibility of filing reports due other State agencies.

383-2530/31