

# ARTICLES OF INCORPORATION

CORPORATE CHARTER APPROVAL SHEET

\*\* EXPEDITED SERVICE \*\*

\*\* KEEP WITH DOCUMENT \*\*

DOCUMENT CODE 02 BUSINESS CODE 04

# \_\_\_\_\_  
Close \_\_\_\_\_ Stock \_\_\_\_\_ Nonstock

P.A. \_\_\_\_\_ Religious \_\_\_\_\_

Merging (Transferor) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Surviving (Transferee) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



ID # D10214765 ACK # 1000361990346052  
LIBER: 000704 FOLIO: 1696 PAGES: 0004  
ROUNDWOOD RIDGE II CONDOMINIUM ASSOCIAT  
ION, INC.

09/17/2004 AT 11:49 A WO # 0000947736

New Name \_\_\_\_\_

FEES REMITTED

Base Fee: 100  
Org. & Cap. Fee: 20  
Expedite Fee: 50  
Penalty: \_\_\_\_\_  
State Recordation Tax: \_\_\_\_\_  
State Transfer Tax: \_\_\_\_\_  
Certified Copies Copy Fee: \_\_\_\_\_  
Certificates \_\_\_\_\_  
Certificate of Status Fee: \_\_\_\_\_  
Personal Property Filings: \_\_\_\_\_  
Other: \_\_\_\_\_  
TOTAL FEES: 170

Change of Name  
Change of Principal Office  
Change of Resident Agent  
Change of Resident Agent Address  
Resignation of Resident Agent  
Designation of Resident Agent  
and Resident Agent's Address  
Change of Business Code  
Adoption of Assumed Name  
Other Change(s)

Credit Card \_\_\_\_\_ Check  Cash \_\_\_\_\_

Code 442

Documents on Checks

Attention: \_\_\_\_\_

Approved By: A.01

Mail to Address:

Keyed By: \_\_\_\_\_

RACHEL M. HESS  
KANTOR, WINEGRAD & HESS, LLC  
20 CROSSROADS DRIVE, SUITE 215  
OWINGS MILLS, MARYLAND 21117

COMMENT(S):

CUST ID: 0001476466  
WORK ORDER: 0000947736  
DATE: 09-17-2004 11:49 AM  
AMT. PAID: \$170.00

**ROUNDWOOD RIDGE II CONDOMINIUM ASSOCIATION, INC.**

**ARTICLES OF INCORPORATION**

FIRST: I, the undersigned, RACHEL M. HESS, whose post office address is 20 Crossroads Drive, Suite 215, Owings Mills, Maryland 21117, being at least eighteen (18) years of age, do hereby form a corporation under and by virtue of the General Laws of the State of Maryland.

SECOND: The name of the corporation (which is hereafter called the "Council") is, "ROUNDWOOD RIDGE II CONDOMINIUM ASSOCIATION, INC."

THIRD: The purpose for which the Council is formed is to provide for the administration of the condominium regime (the "Condominium") situate and being in Baltimore County, State of Maryland, known as ROUNDWOOD RIDGE II CONDOMINIUM ASSOCIATION, INC.

In the promotion of such purpose, the Council shall have powers:

- (a) To make and establish rules and regulations governing the use of the Condominium.
- (b) To levy and collect assessments against condominium units and/or its members to defray the common expenses of the Condominium as provided in the Declaration and in the By-Laws establishing the Condominium, including, but not limited to, the right to levy and collect assessments for the purchase of insurance on the Condominium and insurance for the protection of this Corporation and its members, and for the purposes of acquiring, operating, leasing, managing and otherwise trading and dealing with such property, whether real or personal, including units in the Condominium which may be necessary or convenient for the operation and management of the Condominium, and in accomplishing the purposes set forth in said Declaration and By-Laws.
- (c) To maintain, repair, replace operate and manage the Condominium, including the right to reconstruct improvements after casualty and to make further improvements to the Condominium.
- (d) To contract for the management of the Condominium and to delegate such powers and duties of the Council to such manager as may be provided for in the Declaration and By-Laws of the Council.
- (e) To enforce the provisions of the Declaration, these Articles of Incorporation, the By-Laws of the Council which may be adopted, and amended from time to time, and the rules and regulations governing the use of said Condominium.
- (f) To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Council pursuant to the Declaration.

The foregoing enumeration of powers is made in furtherance, and not in limitation, of the powers conferred upon the Council by law, and is not intended by the mention of any particular power to limit or restrict any lawful power to which the Council may be otherwise entitled. Subject to any limitations in this Article Third expressed, the Council shall be authorized to exercise and enjoy all of the powers, rights and privileges granted to, or conferred upon, corporations of a similar character by the General Laws of the State of Maryland now or hereafter in force, and the powers granted to a council of unit owners by the Maryland Condominium Act now or hereafter in force.

FOURTH: The post office address of the principal office of the Council in Maryland is Metro Property Management, Inc., 1416 Clarkview Road, Suite #200, Baltimore, Maryland 21209. The name and post office address of the Resident Agent of the Council in this State is Rachel M. Hess, 20 Crossroads Drive, Suite #215, Baltimore, Maryland 21117. Said Resident Agent is a Maryland corporation authorized to do business in the State of Maryland.

FIFTH: The Council shall not be authorized to issue any capital stock. The qualifications for membership in the Council and the rights and privileges of the members shall be as provided in the By-Laws.

SIXTH: The affairs and activities of the Council, except as provided by statute, by these Articles of Incorporation, and by the By-Laws, shall be conducted and managed by a Board of Directors. Said Board of Directors shall consist of three (3) directors, and thereafter by a Board of Directors comprised of five (5) directors, as more fully provided in the By-Laws. The names of the directors who shall act until the first annual meeting or until their successors are chosen and qualified are: Stephen P. James, Mark E. Buda and Diane Tydings.

SEVENTH: The duration of the Council shall be perpetual.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation and have acknowledged the same to be my act this 17th day of September, 2004.

WITNESS:

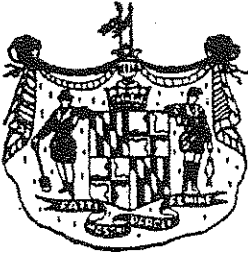
Pat Ellis

Rachel M. Hess (SEAL)  
Rachel M. Hess

THE UNDERSIGNED AGREES  
TO SERVE AS RESIDENT AGENT  
FOR ROUNDWOOD RIDGE II CONDOMINIUM  
ASSOCIATION, INC.

RACHEL M. HESS, ESQUIRE

Rachel M. Hess



**The State of Maryland**  
**Executive Department**

**OFFICE OF THE SECRETARY OF STATE**  
**ORDER OF REGISTRATION**

**WHEREAS;** The Maryland Condominium Act provides that a public offering statement for a proposed condominium regime be registered with the Secretary of State;

**WHEREAS; ROUNDWOOD RIDGE II, LLC**

has submitted an application and required application fee for the registration of the public offering statement for the proposed condominium regime known as:

**Roundwood Ridge II Condominium Association, Inc.**  
(Located in Baltimore County);

**WHEREAS;** said application has been reviewed and found to be complete and acceptable for registration under Title 11 Real Property Article, Annotated Code of Maryland, 1996 Replacement Volume;

**NOW THEREFORE BE IT ORDERED** that the public offering statement for the proposed condominium regime known as:

**Roundwood Ridge II Condominium Association, Inc.**

is hereby registered with the Secretary of State of Maryland.

**PROVIDED HOWEVER,** that this **ORDER OF REGISTRATION** is subject to suspension or termination for failure of the registrant to comply with the Maryland Condominium Act or any regulation that the Secretary of State has adopted pursuant to Section 11-127 (e) of the Maryland Condominium Act.

**IN TESTIMONY WHEREOF** I have hereunto set my hand and caused to be affixed the Seal of the Secretary of State of Maryland, in Annapolis, Maryland on March 22, 2004.



  
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**SECRETARY OF STATE**