

Articles of Incorporation
Arbor West HOA

ARTICLES OF INCORPORATION
OF
ARBOR WEST COMMUNITY ASSOCIATION, INC.

APPROVED AND RECEIVED FOR RECORD BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION
OF MARYLAND MAY 6, 1997 AT 9:40 O'CLOCK A. M. AS IN CONFORMITY
WITH LAW AND ORDERED RECORDED.

ORGANIZATION AND
CAPITALIZATION FEE PAID:

\$ 20.00

RECORDING
FEE PAID:

\$ 20.00

SPECIAL
FEE PAID:

\$

11422

145

NO CONSIDERATION DEED

THIS DEED, made this 6th day of May, 1997, by and between ARBOR WEST L.L.C., a Maryland limited partnership, hereinafter referred to as the "Party of the First Part", and ARBOR WEST COMMUNITY ASSOCIATION, INC., a Maryland non-profit corporation, hereinafter referred to as "Party of the Second Part".

WITNESSETH:

In consideration of the sum of One Dollar (\$1.00) in hand paid by the Party of the Second Part, receipt of which is hereby acknowledged, the said Party of the First Part does hereby grant, confirm and convey unto the Party of the Second Part, its successors and assigns, in fee simple, all that parcel of land, situate, lying and being in the 13th (Kent) Election District of Prince George's County, Maryland, as more particularly described in the legal description attached hereto and made part hereof as Exhibit "A".

TOGETHER WITH all and singular the buildings, improvements, ways, easements, rights, waters, privileges, covenants, and appurtenances to the same belonging, benefiting or in any way appertaining, and all the estate, title, right, interest and claim, either at law or in equity, or otherwise, however, of the said Party of the First Part, of, in, or out of the said land and premises.

TO HAVE AND TO HOLD said land and premises above described or mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging

RECORDED
MAY 15 1997
12:42 PM
5.00
20.00
25.00
101.00
1997 + 588.77
\$14 + 2846

CLERK OF THE CIRCUIT COURT

MAY 8 1 17 PM '97

11422

146

or appertaining unto and to the only proper use, benefit and behoof forever of the said Party of the Second Part, its successors and assigns.

AND the said Party of the First Part covenants that it will warrant specially the property hereby conveyed; that it will execute such further assurances of said land as may be requisite.

SUBJECT, HOWEVER, to all easements, covenants, conditions, and restrictions (if any) affecting the land and premises intended to be conveyed by this Deed.

By its acceptance of this Deed, the Party of the Second Part does hereby assume all liability, responsibility and duty for the care, operation and maintenance of the Property hereby conveyed, subject, however, to any rights the Party of the First Part may have pursuant to the Bylaws and Declaration of Covenants, Conditions and Restrictions for Arbor West Community Association, Inc. Further, the Party of the Second Part, on its own behalf, and on behalf of its successors and assigns, hereby agrees to indemnify and hold the Party of the First Part, its heirs, successors and assigns, harmless from any loss, liability or damage (including attorneys' fees and court costs) arising out of or resulting from the failure of the Party of the Second Part to care for, maintain or properly operate the property hereby conveyed.

The Party of the First Part hereby certifies and makes affidavit under the penalties of perjury that there is no consideration paid or to be paid for the foregoing conveyance and

11422

148

STATE OF Maryland :
COUNTY OF Prince Georges : to wit:

On this 6th day of May, 1997, before me, the undersigned officer, personally appeared Geaton A. DeCesaris, Jr., President of WH Properties, Inc., Managing Member of Arbor West L.L.C., who has satisfactorily proven to be the person whose name is subscribed to the within instrument, and as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of said corporation.

GIVEN under my hand and seal this 6th day of May, 1997.

Karen Dussett Lopez
Notary Public

My Commission Expires: 5-31-98

* * * * *

STATE OF MARYLAND :
COUNTY OF PRINCE GEORGE'S : to wit:

On this 6th day of May, 1997, before me, the undersigned officer, personally appeared Geaton A. DeCesaris, Jr. and William A. Wilder who have satisfactorily proven to be the persons whose names are subscribed to the within instrument, and who acknowledged themselves to be the President and Secretary, respectively, of Arbor West Community Association, Inc., a Maryland corporation, and as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of said corporation.

GIVEN under my hand and seal this 6th day of May, 1997.

Karen Dussett Lopez
Notary Public

My Commission Expires: 5-31-98

ATTORNEY'S CERTIFICATE

I HEREBY CERTIFY that I am an attorney duly admitted to practice before the Court of Appeals of Maryland and that the within instrument was prepared under my supervision.

Thomas H. Haller
Thomas H. Haller

11422

147

that there are no mortgages or deeds of trust assumed by the Party of the Second Part.

IN WITNESS WHEREOF, the parties hereto have caused this Deed to be executed by the signatures of their duly authorized officers and have caused their corporate seals to be hereunto affixed the day and year first above written.

ATTEST:

ARBOR WEST L.L.C., a Maryland Limited Liability Corporation

By: WH Properties, Inc., its Managing Member

[Handwritten signature]

By:

[Handwritten signature]
Geaton A. DeCesaris, Jr.,
President

ATTEST:

ARBOR WEST COMMUNITY ASSOCIATION, INC., a Maryland corporation

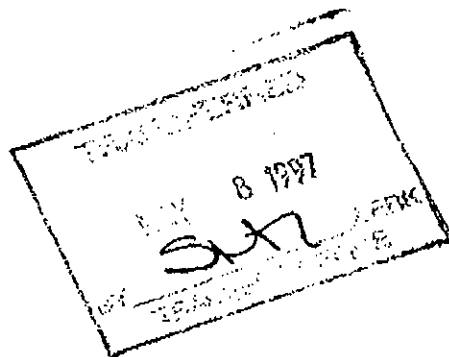
[Handwritten signature]

William A. Wilder
Secretary

By:

[Handwritten signature]
Geaton A. DeCesaris, Jr.
President

[CORPORATE SEAL]



All Taxes and assessments certified to the Collector of Taxes for Prince George's County, Md. by 5/8/97 have been paid Dept. of Finance Prince George's County Md. This statement is for recordation and is not assurance against further taxation even for prior periods, nor does it guarantee satisfaction of outstanding tax sales.

11422

149

Exhibit ADescription of Common Area Conveyed to
the Arbor West Community Association, Inc.

Being part of the land conveyed by Central Avenue Associates Limited Partnership to Arbor West L.L.C. by deed dated January 16, 1996 and recorded among the Land Records of Prince George's County, Maryland in Liber 10557 at folio 42, which land is more particularly described as follows:

1. All of Parcel A, as depicted on a plat of subdivision entitled "Flat One, Arbor West, Lots 1 thru 20, 75 thru 130 and Parcel A", which plat is recorded among the Land Records of Prince George's County, at Plat Book V.J. 173, Plat No. 89. Said property contains a total of 5.7940 acres.
2. All of Parcel B, as depicted on a plat of subdivision entitled "Flat Two, Arbor West, Lots 21 thru 74 and Parcel B", which plat is recorded among the Land Records of Prince George's County, at Plat Book V.J. 173, Plat No. 90. Said property contains a total of 5.5025 acres.

The total area of Common Area conveyed to the Association is 11.2965 acres.

