

JUN 30 11 00 AM '00

5275 5030 / - 20666 -

DEPARTMENT OF THE CLERK OF THE COURT
PRINCE GEORGE'S COUNTY
MICHAEL J. RICHTER
This Deed, Made this 25th day of June, in the year nineteen hundred eighty, by and between MCD Enterprises, Inc., a Maryland Corporation, party of the first part, and

CALVERTON TOWNES HOME OWNER'S ASSOCIATION, INC., a Maryland Corporation party (ies) of the second part:

WITNESSETH, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the said party of the first part does grant and convey unto the party (ies) of the second part in fee simple ~~of~~ all that piece or parcel of ground situate, lying and being in Calverton Townes Subdivision, Vansville (1st) District, Prince George's County, Maryland, particularly described as follows, to wit:

Parcel lettered "C" in the subdivision known as "PLAT THREE, CALVERTON TOWNES", as per plat recorded in Plat Book NLP 102, at Plat No. 3, among the Land Records of Prince George's County, Maryland.

Being part of the same property described in a deed recorded in Liber 4143 at Folio 733 among the aforesaid Land Records.

SUBJECT to the Declaration of Covenants, Conditions and Restrictions adopted by grantor herein dated November 6, 1978, and recorded among the Land Records of Prince George's County, Maryland in Liber 5030 at folio 156, and any amendments or supplements thereto permitted by said Declaration.

TOGETHER with the building and improvements thereupon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

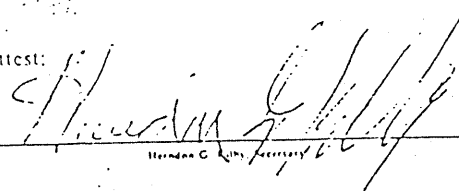
AND the said party of the first part covenants that it will warrant specially the property hereby conveyed and will execute such further assurances of said land as may be requisite.

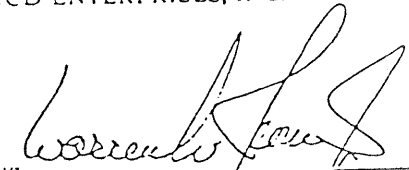
The undersigned hereby certifies that the grant made by this deed is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the grantor herein.

Total Consideration Paid = \$ None

IN TESTIMONY WHEREOF, the said MCD Enterprises, Inc. has caused this deed to be executed in its corporate name, by its President, with its corporate seal hereunto affixed, attested by its Secretary on the date first above written.

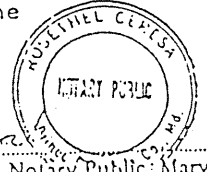
MCD ENTERPRISES, INC.

Attest: 
Howard G. Richter, Secretary

By: 
Warren W. Peeler, Jr., President

I HEREBY CERTIFY that on this 25th day of June, 19 80, before the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared in said State and County, Warren W. Pearce, Jr., who made oath in due form of law that he is the duly elected and acting President of MCD Enterprises, Inc. grantor in the foregoing deed, and he acknowledged said deed to be the act and deed of said corporation, executed by authority of its Board of Directors.

WITNESS my hand and official seal this 25th day of June 19 80



Rosethel Ceresa
Rosethel Ceresa, Notary Public, Maryland

CALVERTON TOWNES

DEED

MCD ENTERPRISES, INC.

to

Warren W. Pearce, Jr.

Recorded for Record on the 25th day

of June A. D. 1980

at o'clock M. and recorded in

Liber No. 5275 at Folio 530 et seq.

Warren W. Pearce, Jr.
Clerk.

RESULT TO:

Warren W. Pearce, Jr.

Taxes levied and on record
as of this date
JUN 30 1980

have been paid
DIRECTOR OF FINANCE
PRINCE GEORGE'S COUNTY, MD.

I have made a research for
Real Estate Property Taxes levied
on the above described property
and found all taxes paid to date.

Title Co: _____

Dy: _____

Date: _____

TRANSMITTED
JUN 30 1980
BY *MS* CLERK
TAXPAYER OFFICE

ARTICLES OF INCORPORATION
OF
CALVERTON TOWNES HOME OWNER'S ASSOCIATION, INC.

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, have this day voluntarily associated ourselves together for the purpose of forming a non-stock corporation under the laws of the State of Maryland, and to that end do hereby adopt Articles of Incorporation as follows:

ARTICLE I. The incorporators, Hazel M. Fanshaw, Diane F. Monroe and Justine A. Straus, whose post office address is Suite 100, 7411 Riggs Road, Hyattsville, Maryland 20783, are at least twenty-one (21) years of age and do associate as incorporators with the intention of forming a corporation.

ARTICLE II. The name of the corporation is:

CALVERTON TOWNES HOME OWNER'S ASSOCIATION, INC.

ARTICLE III. The nature of the business and the objects and purposes to be transacted, promoted and carried on are to do any or all of the things herein mentioned as fully and to the same extent as natural persons might or could do, and in any part of the world, viz:

To promote the recreation, health, safety and welfare of its members and the residents of the houses constructed or to be constructed on the lots in the Calverton Townes Subdivision, all as more particularly described in that certain Declaration of Covenants, Conditions and Restrictions recorded in Liber 5030 at folio 156 among the Land Records of Prince George's County, Maryland; and to improve and maintain the property owned from time to time by the Association including but not limited to the maintenance and improvement of such parks, playgrounds, parking areas and any and all other facilities located or established from time to time thereon; and to provide for the maintenance, preservation and architectural control of the houses in the Calverton Townes Subdivision as well as the property owned from time to time by the Association within said Subdivision.

To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions made by MCD Enterprises, Inc., a Maryland Corporation, dated November 6, 1978, hereinafter called the "Declaration", applicable to the property, and recorded among the Land Records of Prince George's County, Maryland on December 7, 1978 in Liber 5030 at folio 156, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length.

To purchase, take, own, hold, deal in, mortgage or otherwise lien and to lease, sell, exchange, convey, transfer or in any manner whatever acquire or dispose of real property, within or without the State of Maryland.

To purchase or otherwise acquire and to hold, own, mortgage or otherwise lien, pledge, lease, sell, assign, exchange, transfer or in any manner dispose of, and to invest, deal and trade in and with goods, wares, merchandise and personal property of any and every class and description, within or without the State of Maryland.

To enter into, make and perform contracts of every kind for any lawful purpose with any person, firm, association or corporation, town, city, county, body politic, state, territory, government or colony or dependency thereof.

LAW OFFICES, MILEN & GILMORE

To borrow money for any of the purposes of the corporation and to draw, make, accept, endorse, discount, execute, issue, sell, pledge or otherwise dispose of promissory notes, drafts, bills of exchange, warrants, bonds, debentures and other negotiable or non-negotiable, transferable or nontransferable instruments and evidences of indebtedness and to secure the payment thereof and the interest thereon by mortgage or pledge, conveyance or assignment in trust of the whole or any part of the property of the corporation at the time owned or thereafter acquired.

To have one or more offices and to conduct any or all of its operations and business and to promote its objects, within or without the State of Maryland, without restriction as to place or amount.

To do any or all of the things herein set forth as principal, agent, contractor, trustee or otherwise, along or in company with others.

The objects and purposes specified herein shall be regarded as independent objects and purposes and, except where otherwise expressed, shall be in no way limited nor restricted by reference to or inference from the terms of any other clause or paragraph of this certificate of incorporation.

The foregoing shall be construed as objects and powers and the enumeration thereof shall not be held to limit or restrict in any manner the general powers conferred on this corporation by the laws of the State of Maryland.

ARTICLE IV. The post office address of the principal office of the corporation in the State of Maryland is P. O. Box 700, 10210 Greenbelt Road, Seabrook, Maryland 20801. The name and post office address of the resident agent of the corporation in the State of Maryland is Warren W. Pearce, Jr., P. O. Box 700, 10210 Greenbelt Road, Seabrook, Maryland 20801, and said resident agent is an individual actually residing in this State.

ARTICLE V. This corporation is not authorized to issue capital stock nor to declare dividends and no other pecuniary profits shall be declared or paid to the members thereof.

ARTICLE VI. The number of directors of the corporation shall be five (5) which number may be increased or decreased pursuant to the by-laws of the corporation but shall never be less than three (3). Said directors shall be denominated as the Board of Directors and the names of the persons who shall act as the Board of Directors of the corporation until the first annual meeting are: Albert W. Turner, Herndon G. Kilby, Warren W. Pearce, Jr., Harry Barney and Edward W. Nysten.

ARTICLE VII. This corporation is to have perpetual existence.

ARTICLE VIII. The private property of the members shall not be subject to the payment of corporate debts to any extent whatever.

ARTICLE IX. In furtherance and not in limitation of the powers conferred by the laws of the State of Maryland, the Board of Directors is expressly authorized:

To make, alter, amend and repeal the by-laws;

To set apart out of any of the funds of the corporation available a reserve or reserves for any proper purpose and to alter or abolish any such reserve; to authorize and cause to be executed mortgages and liens upon the property and franchises of this corporation;

From time to time to determine whether and to what extent and at what times and places and under what conditions and regulations the books and accounts of this corporation shall be open to the inspection of the members and no member shall

have any right to inspect any account, checkbook or document of the corporation except as conferred by law or authorized by resolution of the Board of Directors or of the membership.

ARTICLE X. The Board of Directors and the membership shall have the power to hold their meetings, to have an office or offices and to keep the books of the corporation inside or outside of the State of Maryland at such places as may from time to time be designated by the by-laws or by resolution of the Board of Directors.

ARTICLE XI. This corporation reserves the right to amend, alter, discharge or repeal any provision contained in these Articles in the manner now or hereafter prescribed by law and all rights conferred on the Board of Directors or the general officers of the corporation as created under appropriate provisions of the by-laws are granted subject to this reservation.

IN WITNESS WHEREOF, we, the herein named incorporators, have signed these Articles of Incorporation on this 5th day of February, 1980, .

WITNESS: .

Lorraine D. Martin

Hazel M. Fanshaw

Hazel M. Fanshaw

Diane F. Monroe

Diane F. Monroe

Justine A. Straus

Justine A. Straus

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

I HEREBY CERTIFY that on this 5th day of February, 1980, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Prince George's, personally appeared in said State and County, Hazel M. Fanshaw, Diane F. Monroe and Justine A. Straus and severally acknowledged the foregoing Articles of Incorporation to be their act.

WITNESS my hand and official seal this 5th day of February, 1980.

Lorraine D. Martin
Lorraine D. Martin, Notary Public

My commission expires: July 1, 1982

LAW OFFICES, HYLER & GILMORE

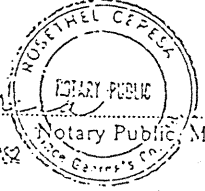
5314 205

STATE OF MARYLAND
PRINCE GEORGE'S COUNTY

ss:

I HEREBY CERTIFY that on this 2nd day of October, 19 80, before the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared in said State and County, Warren W. Pearce, Jr., who made oath in due form of law that he is the duly elected and acting President of MCD Enterprises, Inc. grantor in the foregoing deed, and he acknowledged said deed to be the act and deed of said corporation, executed by authority of its Board of Directors.

WITNESS my hand and official seal this 2nd day of October 19 80



Rosethel Ceresa
Rosethel Ceresa
Notary Public, Maryland
My Commission Expires: July 1, 1982

CALVERTON TOWNIES

DEED

MCD ENTERPRISES, INC.

to

Recorded for Record on the _____ day

of _____ A. D. 19 _____
at _____ o'clock _____ M., and recorded in
Liber No. _____ at Folio _____ et seq.
one of the Land Records for Montgomery County.

Clerk

SENT TO:

*Calverton Townies H.O. Asso
PO Box 700
Stencreek Md.*

BY _____
TRANSFER OFFICE
CLERK
OCT 2 1980
TRANSFERRED

All Taxes on assessments certified to the
Collector of Taxes for Prince George's
County Md. by 10-2-80 have been paid
Dept. of Finance Prince George's County,
Md. This statement is for certification and is not
assurance against further taxation even
for prior periods, nor does it guarantee
collection of outstanding tax sales.