

Articles of Incorporation
Council of Unit Owners of Cloister at Charles III, Inc.

Order: 28P9YKKJ5
Address: 6507 Abbey View Way
Order Date: 02-05-2025
Document not for resale
HomeWiseDocs

ARTICLES OF INCORPORATION
OF
COUNCIL OF UNIT OWNERS OF
CLOISTERS AT CHARLES III CONDOMINIUM, INC.

THESE ARTICLES OF INCORPORATION are made this 30th day of September, 2005, by Laurence B. Raber, a resident of Maryland being at least eighteen (18) years of age, having an address of 10715 Charter Drive, Columbia, Maryland 21044.

WITNESSETH:

THAT, WHEREAS, pursuant to the provisions of Title 11 of the Real Property Article of the Annotated Code of Maryland (hereinafter referred to as the "Maryland Condominium Act"), and by a Declaration to be recorded among the Land Records of Baltimore County, Maryland (hereinafter referred to as the "Declaration"), Declarant (as defined in the Declaration) has subjected or will subject to a condominium regime certain land, situated and lying in Baltimore County, Maryland, which is described therein, together with the improvements thereon and the appurtenances thereto, thereby creating a condominium with respect to the same which is known as "Cloisters at Charles III Condominium" (hereinafter referred to as the "Condominium"), all as is more particularly set forth in the provisions of the Declaration; and

WHEREAS, under the provisions of the Declaration, the affairs of the Condominium are to be governed in accordance with Bylaws (hereinafter and in the Declaration referred to as the "Bylaws"), the initial form of which as been designated as an exhibit to the Declaration and has been, or will be, recorded among the Land Records of Baltimore County, Maryland immediately following the recordation of the Declaration among the Land Records of Baltimore County, Maryland; and

WHEREAS, under the provisions of the Declaration, the affairs of the Condominium are to be governed by an entity which is to constitute both a council of unit owners, organized and existing under the provisions of the Maryland Condominium Act, and a non-stock corporation, organized and existing under the laws of the State of Maryland; and

WHEREAS, the undersigned, by these Articles of Incorporation, intends to incorporate such entity.

NOW, THEREFORE, the undersigned, being at least eighteen (18) years of age, does hereby form a non-stock corporation under the general laws of the State of Maryland, upon the terms and conditions which are hereinafter set forth.

ARTICLE I. The name of the corporation (which is hereinafter called the "Corporation") shall be:

Council of Unit Owners of Cloisters at Charles III, Inc.

ARTICLE II. The period of existence and duration of the life of the Corporation shall be perpetual, subject to the right of the Unit Owners to terminate the Condominium regime as provided in Section 11-123 of the Maryland Condominium Act.

ARTICLE III.

(a) The purposes for which the Corporation is formed are as follows:

- (i) To operate, govern and manage as the Council of Unit Owners of Cloisters at Charles III, Inc., a condominium council of unit owners as provided in the Maryland Condominium Act.
- (ii) To carry on any and all business, transactions and activities permitted by the Maryland General Corporation Law which may be deemed desirable by the Board of Directors of the Corporation, whether or not identical with or related to the business described in the foregoing paragraph of this Article, as well as all activities and things necessary or incidental thereto, to the full extent empowered by such laws.
- (iii) To do and perform any and all acts and things which a council of unit owners organized and existing under the provisions of the Maryland Condominium Act (as from time to time amended) is or may be empowered to do, without limitation or restriction of any kind.
- (iv) To do and perform any and all acts and things which the Corporation is authorized or empowered to do by the provisions of the Declaration, the Bylaws or the Condominium Plat (as that term is defined by the provisions of the Declaration) as from time to time amended.
- (v) To have the right to exercise and enjoy all other powers, rights and privileges granted to or conferred upon corporations of this character by the State of Maryland, or by any other state in which it may qualify; and that the enumeration of certain powers as herein specified not be exclusive or a waiver of any of the powers, rights and privileges granted or conferred by the laws of said state now or hereafter in force.
- (vi) To engage in any other business permitted by law.

(b) Anything contained in the foregoing provisions of this Article to the contrary notwithstanding, nothing in such provisions shall be deemed to empower the Corporation to take any action, or to permit the Corporation not to take any action, if any, to the extent that its taking or failure to take such action is not permitted by the provisions of the Maryland Condominium Act, the Bylaws or the Condominium Plat.

ARTICLE IV. The post office address of the place at which the principal office of the Corporation is located in this State will be 10705 Charter Drive, Suite 320, Columbia, Maryland 21044. The Resident Agent of the Corporation is Robert C. Goodier, Jr., 10705 Charter Drive, Suite 320, Columbia, Maryland 21044.

ARTICLE V. The Corporation shall initially have three (3) Directors. The initial members of the Board of Directors shall be: Robert C. Goodier, Jr., M. Steven Appler and Deborah Callahan. The initial Directors shall serve until their successors are duly chosen and qualified. The number of Directors may be change in such lawful manner as the Bylaws may from time to time provide.

ARTICLE VI.

- (a) The Corporation shall be a non-stock corporation and is not authorized or empowered to issue stock of any type or class.
- (b) Nothing in the foregoing provisions of this Article shall be deemed in any manner to alter or impair any right or power which the Corporation may have from time to time to issue such bonds, notes and other evidence of secured or unsecured indebtedness, in such amounts and for such consideration, upon such terms and subject to such conditions as the Corporation may determine.

ARTICLE VII. The membership of the Corporation shall consist of and be limited to all of the Unit Owners, as that term is defined in the provisions of the Declaration.

ARTICLE VII. The Corporation reserves the right, from time to time, to make any amendments to its Articles of Incorporation which may now or hereafter be authorized by law.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation on the date first above written.

WITNESS:

Chia Bennett

Laurence B. Raber

STATE OF MARYLAND, COUNTY OF HOWARD TO WIT:

I HEREBY CERTIFY, that on this 30th day of September, 2005, before me, the subscribed, a Notary Public of the State of Maryland, personally appeared Laurence B. Raber and he, being known to me, acknowledged that he executed the within and foregoing Articles of Incorporation as his act and deed.

AS WITNESS, my hand and Notarial Seal.

Lisa Bennett
Notary Public

My Commission Expires: 9/9/08

RESIDENT AGENT CONSENT

I HEREBY CONSENT TO ACT AS RESIDENT AGENT IN MARYLAND FOR THE ABOVE NAMED ENTITY.

Robert C. Goodier, Jr.
Robert C. Goodier, Jr.



J:\USERS\LLB\WPDATA\cloisters at charles iii.art of incorp.wpd