

ARTICLES OF INCORPORATION
OF
CEDAR COVE CLUSTER ASSOCIATION

We hereby associate to form a non-stock corporation under the provisions of Chapter 2 of Title 13.1 of the Code of Virginia, and to that end set forth the following:

1. The name of the corporation is to be CEDAR COVE CLUSTER ASSOCIATION
2. The purpose or purposes for which the corporation is organized are:
 - a. To take title to, hold, maintain, improve and beautify, without profit to itself, for the use in common of all the members thereof, their families, guests, and invitees, such parking areas, streets, open places, paths and other facilities, as from time to time may be conveyed to it pursuant to a Deed of Resubdivision to be recorded in the Clerk's Office in Fairfax County, Virginia, or pursuant to any subsequent deed resubdividing the land; to enforce the covenants, restrictions, reservations, servitudes, profits, licenses, conditions, agreements, easements, and liens provided in the Deed of Resubdivision or any subsequent deed to be enforced by the corporation; and to assess, collect, and disburse the charge created under said Deed or subsequent deed, all in the manner set forth in, and subject to the provisions of, the said Deed or subsequent deed.
 - b. To do any and all lawful things and acts that the corporation may from time to time, in its discretion, deem to be for the benefit of the property shown within Block1, Section 70, on the plat attached to the Deed of Resubdivision as the said Block 1, Section 70 is subdivided and recorded among the land record of Fairfax County, Virginia, or on any subsequent plat filed pursuant to the provisions of said Deed (hereinafter referred to as the "Property") and the owners and inhabitants thereof or advisable, proper, or convenient for the promotion of the peace, health, comfort, safety, or general welfare of the owners and inhabitants thereof.
3. Provisions for the regulations of the internal affairs of the corporation are
 - a. The corporation is not organized for pecuniary profit, nor shall it have any power to issue certificates of stock or pay dividends, and no part

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of the net earnings or assets of the corporation shall be distributed, upon dissolution or otherwise, to any individual. The corporation may pay compensation in reasonable amounts to its members, directors, or officers, for services, including pensions. The corporation may establish from funds collected by it funded reserves for replacement and for working capital, but no such sums may be assessed, collected, retained or expended other than for the maintenance, repair, replacement or improvement of the land and facilities of the corporation acquired as provided in paragraph 2(a) above.

- b. The following shall be members of the corporation:
1. Reston Land Corporation, a Delaware corporation (which, together with any successor to all or substantially all its business of developing Cedar Cove Cluster is referred to herein as the "developer"), and
 2. All persons owning of record any dwelling unit on the Property (except a person taking title as security for the payment of money or the performance of an obligation).

No person shall be a member of the corporation after he ceases to be the owner of record of any dwelling unit on the property.

The directors of the corporation may, after affording the member an opportunity to be heard, suspend any person from membership in the corporation during any period of time when there exists a violation of any of the provisions of the Deed of Resubdivision (including but not limited to, the failure to make payment to the corporation when due and payable under the terms of the said Deed) with respect to the dwelling unit he owns or when he is in violation of any rule or regulation adopted by the corporation with respect to the Property.

Each member of the corporation, by becoming such, agrees that he shall be personally responsible for the payment of the charges created under the Deed of Resubdivision with respect to the dwelling unit he owns and for compliance by himself, his family, guests, and invitees, with the provisions of the said Deed and the rules and regulations adopted by the corporation with respect to the Property.

The qualifications set forth herein for membership in the corporation shall be the only qualifications for such membership.

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- c. The members of the corporation shall have the right to vote for the election and removal of directors. Each member of the corporation shall have one vote, except that:
 - 1. The developer owning a multi-family dwelling and/or more than one dwelling unit shall have the number of votes equal to the number of dwelling units (including any contained in such a multi-family dwelling) owned.
 - 2. When any dwelling unit on the Property is owned of record in joint tenancy or tenancy-in-common, or in any manner of joint or common ownership, such owners shall collectively be entitled to only that number of votes to which one person would be entitled were he the owner of such dwelling unit. Such vote shall be exercised only by the unanimous action or consent of the owners of record of such dwelling unit who are entitled to vote with respect thereto.
 - 3. Only a member of the corporation (other than the developer) residing in the dwelling unit with respect to which he is entitled to vote, shall have the right to vote.
- d. The directors may make such regulations as they deem advisable for any meeting of members, in regard to proof of membership in the corporation, evidence of the right to vote, the appointment and duties of inspectors of votes, and such other matters concerning the conduct of the meeting as they shall deem fit.
- e. The corporation may contract with the Developer or with any other person for the performance, as its agent, of any of the powers, duties, or functions of the corporation which may be lawfully delegated by it.
- f. Subject to conditions and qualifications set forth in the Virginia non-Stock Corporation Act, the corporation shall indemnify any director or officer, or former director or officer, or any person who may have served at its request as a director or officer of another corporation in which it owns or owned shares of capital stock or of which it is or was a creditor, and the personal representatives of any of the foregoing, against any and all expenses, including attorney's fees, judgments, and amounts paid in settlement (before or after suit is commenced), actually and necessarily incurred by him in connection with the defense or settlement of any claim, action, suit, or proceeding in which he is made a party, or is a party, or which may be asserted against him by reason of his being or having been such a director or officer, or in connection with an appeal therein, unless he, or his testator, or intestate shall be finally

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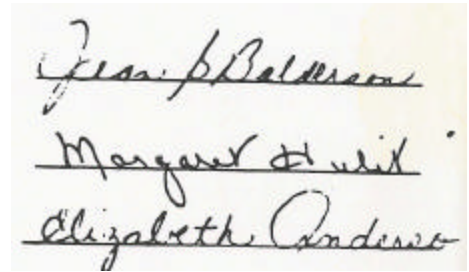
adjudged, in such action, suit, or proecceing [sic] to be liable for negligence or misconduct in the performance of duty. Such indemnification shall be in addition to any other rights to which those indemnified may be entitled under any law, by-law, agreement, vote of members, or otherwise.

4. The management of the affairs of the corporation shall be vested in the directors. Only members of the corporation, their spouses, and designees of the Developer shall be eligible to act as directors of the corporation. The length of the initial term of each of the directors constituting the initial Board of Directors is set forth in paragraph6 below. The first election of directors by the members of the corporation shall be held at the first annual meeting of the members. Any vacancy occurring in the initial or any subsequent Board of Directors may be filled at any meeting of the Board of Directors by affirmative vote of a majority of the remaining directors, though less than a quorum of the Board of Directors, or by a sole remaining director, and if not previously so filled, shall be filled at the next succeeding meeting of members of the corporation. Any director elected to fill a vacancy shall serve as such until the expiration of the term of the director, the vacancy in whose position he was elected to fill.
5. The post office address of the initial registered office of the corporation is 4103 Chain Bridge Road, Fairfax, Virginia, 22030. The name of the City or County in which the initial registered office is located is County of Fairfax. The name of the corporation's registered agent is Michael W. Bradshaw, who is a resident of the State of Virginia and a member of the Virginia State Bar, and whose business office is the same as the registered office of the corporation.
6. The number of directors constituting the initial Board of Directors is three, and the names and addresses of the persons who are to serve as the initial directors are:

<u>Name</u>		<u>Initial Term</u>
Paul C. Murphy	P.O. Box 2998 Reston, Virginia 22090	until the annual meeting of members held in: 1980
James Gendell	9703 Bunchberry Place Vienna, Virginia 22180	1980
Michael W. Bradshaw	4103 Chain Bridge Road Fairfax, Virginia 22030	1980

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These initial directors or the replacement directors designated by the Developer shall hold office until the first annual meeting of members which occurs after the Developer shall have sold and conveyed 50% of the dwelling units erected or to be erected on the property. At the annual meeting of members at which successors to the initial or replacement directors designated by the Developer are elected, the successor receiving the highest number of votes shall serve a term of three years; the successor receiving the second highest number of votes shall serve a term of two years, and the successor receiving the third highest number of votes shall serve a term of one year. At all annual meetings of members subsequent to the annual meeting of members at which successors to the initial or replacement directors designated by the Developer are elected, directors shall be elected for terms of three years.



Jean B. Balderama
Margaret H. Whit
Elizabeth Anderson

Dated: June 25, 1979

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