

# Commonwealth of Virginia



## STATE CORPORATION COMMISSION

*Richmond, January 17, 2012*

*This is to certify that the certificate of incorporation of*

### BEL ARBOR COMMUNITY ASSOCIATION

*was issued and admitted to record in this office and that the said corporation is authorized to transact its business subject to all Virginia laws applicable to the corporation and its business. Effective date: September 23, 1997*



*State Corporation Commission*

*Attest:*

*Joel H. Beck*  
Clerk of the Commission

ARTICLES OF INCORPORATION  
OF  
BEL ARBOR COMMUNITY ASSOCIATION

I hereby form a nonstock corporation under the provisions of Chapter 10 of Title 13.1 of the Code of Virginia of 1950 and to that end set forth the following:

A. The name of the corporation is Bel Arbor Community Association.

B. The Association intends to be a nonprofit corporation and does not contemplate pecuniary gain or profit to its members and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the real property and related personalty and intangibles within that certain tract of real property (the Property) to be described in the "Protective Covenants Bel Arbor Community Association" (the Protective Covenants) described below, said real Property being the same real property conveyed to Hill Development Associates, Ltd. by deed from Pioneer Properties I, Inc., dated May 14, 1996, and recorded May 16, 1996, in the Clerk's Office, Circuit Court, Chesterfield County, Virginia (the Clerk's Office), in Deed Book 2865 at page 517, and any additions thereto as may hereafter be brought within the jurisdiction of this Association and to promote the health, safety and welfare of the residents of such Property. For these purposes, the Association shall:

(a) Exercise all of the powers and privileges and perform all of the duties and obligations of, or as may be assigned to, the Association as set forth in the Protective

Covenants which are to be recorded in the Clerk's Office. The Protective Covenants, including any terms specifically defined therein, as the same may be amended from time to time, are incorporated herein by this reference. The owner of the property subject to the Protective Covenants at the time of their recordation shall be referred to as the "Declarant."

(b) Fix, levy, collect and enforce payment of, by any lawful means, including foreclosure, all charges or assessments permitted pursuant to the terms of the Protective Covenants; pay all expenses in connection therewith and all administrative and other expenses incident to the conduct of the business of the Association and permitted under said Protective Covenants, including all licenses, taxes or governmental charges levied or imposed against the property of the Association:

(c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association and in accordance with the Protective Covenants; and

(d) Exercise any and all powers, rights, and privileges which a corporation organized under the Virginia Nonstock Corporation Act may now or hereafter have or exercise and which are not inconsistent with the Protective Covenants.

C. Every owner of a Lot within the Property shall be a member of the Association. Membership shall be appurtenant to and may not be separated from record title to a Lot. When more than one person holds an interest in any Lot to which a vote is

allocated, all such persons shall be members. In any instance where more than one person holds an interest in any such Lot the vote for such property shall be exercised as the co-owners among themselves determine, but no more votes may be cast with respect to such property than have been allocated to such property.

The Association shall have the following classes of voting membership:

(a) Class A Class A Members shall be the owners of Lots.

(b) Class B The Class B Member shall be the Declarant, and shall be entitled, in addition to its votes as a Class A Member, to three (3) additional votes for each Lot owned. The Class B membership shall terminate and be converted to Class A on the happening of either of the following events, whichever occurs later:

(i) seventy-five percent (75%) of the Lots are deeded to owners other than the Declarant; or

(ii) on January 1, 2003.

D. The number of directors constituting the initial Board of Directors is three (3) and the names of the directors who will be serving as the initial directors are as follows:

<u>Name</u>	<u>Address</u>
B. Forace Hill	9842 Lori Road, Suite 201 Chesterfield, Virginia 23832
Matthew F. Hill	9842 Lori Road, Suite 201 Chesterfield, Virginia 23832
Joseph R. Hill	9842 Lori Road, Suite 201 Chesterfield, Virginia 23832

The initial directors shall serve until the first annual meeting of members of the Association and until their successors

are elected.

E. The address of the initial registered office shall be located at 4401 West Hundred Road, P. O. Box 580, Chester, Virginia, 23831-0580, in the County of Chesterfield, and the initial registered agent shall be Graham C. Daniels, who is a member of the Virginia State Bar and a resident of Virginia, and whose business address is the same as the address of the initial registered office.

F. The corporation shall exist perpetually.

G. Amendment of these Articles shall require the approval of more than two-thirds (2/3) of the votes entitled to be cast by all of the members of the Association.

Dated: September 22, 1997

  
Graham C. Daniels, Incorporator

COMMONWEALTH OF VIRGINIA  
STATE CORPORATION COMMISSION

September 23, 1997

The State Corporation Commission has found the accompanying  
articles submitted on behalf of

**BEL ARBOR COMMUNITY ASSOCIATION**

to comply with the requirements of law, and confirms payment of  
all related fees.

Therefore, it is ORDERED that this


**CERTIFICATE OF INCORPORATION**

be issued and admitted to record with the articles of  
incorporation in the Office of the Clerk of the Commission,  
effective September 23, 1997.

The corporation is granted the authority conferred on it by law in  
accordance with the articles, subject to the conditions and  
restrictions imposed by law.

STATE CORPORATION COMMISSION

By



Commissioner

CORPACPT  
CIS20436  
97-09-23-0008

# Commonwealth of Virginia



## State Corporation Commission

*I Certify the Following from the Records of the Commission:*

The foregoing is a true copy of all documents constituting the charter of BEL ARBOR COMMUNITY ASSOCIATION on file in the Clerk's Office of the Commission.

Nothing more is hereby certified.



*Signed and Sealed at Richmond on this Date:  
January 17, 2012*

*Joel H. Peck*  
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Joel H. Peck, Clerk of the Commission