

Commonwealth of Virginia



STATE CORPORATION COMMISSION

Richmond, April 14, 1988

This is to Certify that the certificate of incorporation of
FOX POINT HOMEOWNERS ASSOCIATION

*was this day issued and admitted to record in this office
and that the said corporation is authorized to transact its
business subject to all the laws of the State applicable to the
corporation and its business.*



State Corporation Commission

William J. Bridger

FIRST ASSISTANT

Clerk of the Commission

AMENDED AND RESTATED
ARTICLES OF INCORPORATION

FOR

FOX POINT HOMEOWNERS ASSOCIATION

TABLE OF CONTENTS

<u>Article Number</u>	<u>Section Number</u>	<u>Page Number</u>
1	NAME	1
2	INTERPRETIVE PROVISIONS	1
	2.1. Definitions	1
	2.2. Construction of Association Documents	4
3	PURPOSES AND LIMITATIONS	4
4	MEMBERSHIP AND VOTING	5
	4.1. Membership	5
	4.2. Classes of Owners; Voting Rights	5
	4.3. Required Vote	6
	4.4. Cumulative Voting	6
5	BOARD OF DIRECTORS	6
	5.1. Initial Directors	6
	5.2. Election of Directors and Term of Office	6
	5.3. Qualifications; Election Procedures.	7
	5.4. Action by Board of Directors	7
	5.5. Removal or Resignation of Directors	7
	5.6. Vacancies	8
6	INITIAL REGISTERED	
7	OFFICE AND AGENT	8
8	AMENDMENT	8
9	DISSOLUTION	9

AMENDED AND RESTATED
ARTICLES OF INCORPORATION

FOR

FOX POINT HOMEOWNERS ASSOCIATION

ARTICLE 1

NAME

The name of this corporation is Fox Point Homeowners Association which is hereby incorporated as a nonstock corporation pursuant to Chapter 10 of Title 13.1 of the Code of Virginia (1950) ("Act").

ARTICLE 2

INTERPRETIVE PROVISIONS

Section 2.1. Definitions. Terms used herein without definition shall have the meanings specified for such terms in Section 13.1-803 of the Act. Capitalized terms used herein or in the Bylaws shall have the meanings specified for such terms below.

- (1) "Articles of Incorporation" means the Articles of Incorporation for the Association filed with the Virginia State Corporation Commission, as amended from time to time.
- (2) "Assessments" means the sums levied against the Lots to pay Common Expenses as provided in Article 6 of the Declaration. Assessments include Annual Assessments, Additional Assessments, Individual Assessments and Special Assessments (Assessments levied pursuant to Section 55-514 of the Virginia Property Owners' Association Act, Chapter 26 of Title 55 of the Code of Virginia (1950), as amended).
- (3) "Association" means Fox Point Homeowners Association and, with respect to the rights and obligations of the Association set forth in the Declaration, its successors and assigns.
- (4) "Association Documents" means collectively these Articles of Incorporation, the Declaration, Supplementary Declarations and the Bylaws, all as amended from time to time. Any exhibit, schedule, certification or amendment to an Association Document is an integral part of that document.
- (5) "Board of Directors" or "Board" means the executive and administrative entity established by Article 5 of these Articles of Incorporation as the governing body of the Association.
- (6) "Builder" means a Person who is regularly in the business and who purchases land or two or more Lots within the Property for the purpose of constructing improvements for resale or rental.
- (7) "Bylaws" means the Bylaws of the Association, as amended from time to time.
- (8) "Common Area" means, at any given time, all of the Property then owned by the Association and available to the Association for the benefit, use and enjoyment of the Owners.
- (9) "Common Expenses" means all expenses incurred by or on behalf of the Association, together with all funds determined by the Board of Directors to be reasonably necessary for the creation and maintenance of reserves pursuant to the provisions of the Association Documents. Except when the context clearly requires otherwise, any reference to Common Expenses includes Limited Common Expenses.

(a) "Limited Common Expenses" means expenses incurred by or on behalf of the Association and benefiting one or more but less than all of the Owners and assessed against the Lots owned by the Owners benefited pursuant to Section 6.2(a)(2) of the Declaration.

(10) "Community" or "Fox Point Community" means the property subject to this Declaration.

(11) "Covenants Committees" means the committees that may be established pursuant to Article 9 of the Declaration.

(12) "Declarant" means Fox Point, Inc., a Virginia corporation. Following recordation of an instrument assigning to another Person all or some of the rights reserved to the Declarant under the Association Documents pursuant to Section 5.2 of the Declaration, the term "Declarant" shall mean or include that assignee.

(13) "Declarant Control Period" means the period ending on the earliest of: (i) the later of (A) the tenth anniversary of the date of recordation of this Declaration or (B) the fifth anniversary of the date of recordation of the then most recent Supplementary Declaration adding Additional Land (provided, however, that once the Declarant Control Period has expired, the recordation of a subsequent Supplementary Declaration shall not reinstate the Declarant Control Period; and provided, further, that if the Declarant is delayed in the improvement and development of the Property due to a sewer, water or building permit moratorium or other cause or event beyond the Declarant's control, then the aforesaid period shall be extended for the period of the delay or three years, whichever is less); (ii) the date seventy-five percent of the lots permitted to be developed on the Submitted Land and the Additional Land are initially occupied or owned by Owners other than the Declarant or a Builder (the foregoing number may be increased or reduced in accordance with amendments to the Development Plan affecting the number of permitted dwellings or if Exhibits A or B are amended to describe land not originally described in Exhibits A or B which would result in an increased number of permitted dwellings); (iii) the date specified by the Declarant in a written notice to the Association that the Declarant Control Period is to terminate on that date; or (iv) the end of the Development Period.

(14) "Declaration" means the Amended and Restated Declaration of even date herewith for Fox Point made by the Declarant and recorded among the Land Records. The term Declaration shall include all amendments thereto and, except when the context clearly requires otherwise, all Supplementary Declarations. "Supplementary Declaration" means any declaration: (i) submitting land to the terms of the Declaration and subjecting such land to the jurisdiction of the Association, whether or not such Supplementary Declaration contains additional provisions reflecting the unique characteristics of the land being submitted; or (ii) submitting a portion of the Property to such supplementary covenants in accordance with the provisions of Article 4 of the Declaration. A Supplementary Declaration may be part of a deed of subdivision.

(15) "Development Period" means the period of time that the Declarant or Builders are engaged in development or sales or activities relating thereto, anywhere on the Property or the Additional Land and the Declarant is entitled to exercise certain "Special Declarant Rights" under the Association Documents. Special Declarant Rights are described in Article 5 the Declaration. When all the Submitted Land is owned by Owners other than the Declarant or a Builder, all the Additional Land is either withdrawn from being subject to the Declaration or is owned by Owners other than the Declarant and all of the Declarant's bonds held by a governmental agency with respect to the Property and the Additional Land have been released, then the Development Period shall end.

(16) "Development Plan" means the general development or site plan or plans for the Submitted Land and Additional Land as approved by resolutions of the Board of Supervisors of Spotsylvania County, Virginia, as amended from time to time. Although the Declarant intends to develop the Submitted Land and the Additional Land substantially in accordance with the Development Plan, the Declarant reserves the right to modify the Development Plan subject to the requirements and procedures of the Spotsylvania County, Virginia.

(17) "Land Records" means the land records of Spotsylvania County, Virginia, the jurisdiction in which the Property and the Additional Land are located.

(18) "Lot" means a portion of the Property which is a separate subdivided lot of record or any other parcel of Submitted Land held in separate ownership (but not including the land designated as Common Area or land dedicated for public purposes or the common area or common elements of a Subassociation), together with any improvements now or hereafter appurtenant thereto. Lot means a Lot upon which the improvements or planned improvements are primarily intended for use and occupancy as a residence containing only one dwelling.

(19) "Majority Vote" means a simple majority (more than fifty percent) of the votes entitled to be cast by Owners present in person or by proxy at a duly held meeting of the Owners at which a quorum is present. Any vote of a specified percentage of Owners means that percentage with respect to the total number of votes actually cast by Owners present in person or by proxy at a duly held meeting at which a quorum is present. Any vote by a specified percentage of the Board of Directors (or committee) means that percentage with respect to votes entitled to be cast by directors (or committee members) present at a duly held meeting of the Board (or committee) at which a quorum is present. Any vote of or approval by a specified percentage of the Mortgagees means a vote of or approval (whether actual or presumed) by the Mortgagees calculated according to the number of votes allocated to the Lots on which a Mortgage is held by a Mortgagee.

(20) "Mortgagee" means an institutional lender (one or more commercial or savings banks, savings and loan associations, trust companies, credit unions, industrial loan associations, insurance companies, pension funds or business trusts, including but not limited to real estate investment trusts, any other lender regularly engaged in financing the purchase, construction or improvement of real estate, or any assignee of loans made by such lender, or any combination of any of the foregoing entities) holding a first mortgage or first deed of trust ("Mortgage") encumbering a Lot which has notified the Board of Directors of its status in writing pursuant to Section 13.2 of the Declaration and has requested all rights under the Association Documents. Only for the purposes of the notice and inspection rights in Articles 13, 14 and 15 of the Declaration, the term "Mortgagee" shall also include the Federal Housing Administration (FHA), the Federal Home Loan Mortgage Corporation (FHLMC), the Federal National Mortgage Association (FNMA), the Department of Veterans Affairs (VA), the Government National Mortgage Association (GNMA) and any other public or private secondary mortgage market agency participating in purchasing, guaranteeing or insuring Mortgages which has notified the Board of Directors of such participation in writing ("Secondary Mortgage Market Agencies"). Where the approval of Mortgagees or Secondary Mortgage Market Agencies is required, such approval means: (i) written approval; (ii) any written waiver of approval rights; (iii) a formal letter stating no objection; or (iv) presumptive approval if a Mortgagee or a Secondary Mortgage Market Agency does not respond to a notice by certified or registered United States mail, return receipt requested, within thirty days after the date the request for approval is transmitted in accordance with the notice requirements of Article 10 of the Bylaws and Sections 13.2 and 14.4 of the Declaration.

(21) "Original Declaration" means that certain Declaration of Covenants, Conditions and Restrictions of Fox Point attached as Schedule B to the Deed of Dedication dated July 14, 1988 and recorded in Deed Book 800 at Page 501 among the Land Records.

(22) "Officer" means any Person holding office pursuant to Article 6 of the Bylaws.

(23) "Owner" means one or more Persons who own a Lot in fee simple, but does not mean any Person having an interest in a Lot solely by virtue of a contract or as security for an obligation. The term Owner is also used to mean a member of the Association.

(24) "Person" means a natural person, corporation, partnership, association, trust or other entity capable of holding title or any combination thereof.

(25) "Property" means, at any given time, the Submitted Land together with all improvements and appurtenances thereto now or hereafter existing.

(26) "Rules and Regulations" means the rules and regulations governing the use, occupancy, operation, Upkeep and physical appearance of the Property adopted from time to time by the Board of Directors.

(27) "Submitted Land" means the land designated as such in Exhibit A to the Declaration and all land which is from time to time submitted to the Declaration. "Additional Land" means the land so designated in Exhibit B to the Declaration, as amended from time to time, which the Declarant may submit to the Declaration and to the jurisdiction of the Association pursuant to Section 4.1 of the Declaration.

(28) "Upkeep" means care, inspection, maintenance, snow removal, operation, repair, repainting, remodeling, restoration, improvement, renovation, alteration, replacement and reconstruction.

Section 2.2. Construction of Association Documents.

(a) Captions. The captions are inserted only for reference, and in no way define, limit or otherwise affect the scope, meaning or effect of any provision.

(b) Pronouns. The use of the masculine gender shall be deemed to include the feminine and neuter genders, and the use of the singular shall be deemed to include the plural and vice versa, whenever the context so requires.

(c) Severability. Each provision of an Association Document is severable from every other provision, and the invalidity of any one or more provisions shall not change the meaning of or otherwise affect any other provision. To the extent that any provision of the Association Documents is found to be overly broad or unenforceable and a narrower or partially enforceable construction may be given to such provision, then the narrower or partially enforceable construction shall be applied and, to the extent practical, the provision shall be enforced.

(d) Interpretation. If there is any conflict among the Association Documents, the Declaration and thereafter the applicable Supplementary Declaration shall control, except as to matters of compliance with the Act, in which case the Articles of Incorporation shall control. Particular provisions shall control general provisions, except that a construction consistent with the Act shall in all cases control over any construction inconsistent therewith. The provisions of the Bylaws shall control over any conflicting provision of any rule, regulation or other resolution adopted pursuant to any of the Association Documents. The Association Documents shall be construed together and shall be deemed to incorporate one another in full. Any requirements as to the content of one shall be deemed satisfied if the deficiency can be cured by reference to any of the others.

ARTICLE 3

PURPOSES AND LIMITATIONS

The Association does not contemplate pecuniary gain or profit to the Owners. No part of any net earnings shall be paid to any director, Officer or Owner, and as such they will have no interest in or any title to any of the property or assets of the Association except in accordance with the provision herein relating to dissolution. Nothing shall prohibit the Association from reimbursing its directors and Officers for services performed or for all reasonable expenses incurred in performing services for the Association. The purposes for which the Association is organized are to:

- (1) provide for the Upkeep of the Common Area and, to the extent provided in the Association Documents, of the Lots;
- (2) establish and administer the architectural, landscaping and maintenance standards governing the Property;
- (3) promote and provide for the health, safety, convenience, comfort and the general welfare of the Owners of the Lots and the occupants of the Property;
- (4) impose, collect and disburse dues and Assessments in accordance with the provisions of the Declaration;
- (5) exercise all other powers and perform all duties and obligations of the Association as set forth in the Association Documents with respect to all or any portion of the Community; and
- (6) exercise the powers now or hereafter conferred by law on Virginia nonstock corporations as may be necessary or desirable to accomplish the purposes set forth above.

ARTICLE 4

MEMBERSHIP AND VOTING

Section 4.1. Membership. Members of the Association shall at all times be, and be limited to, the Declarant (during the Development Period) and the Persons who constitute Owners of the Lots. If more than one Person owns a Lot, then all of the Persons who own such Lot shall collectively constitute one Owner and be one member of the Association. The Declarant and each such Person is entitled to attend all meetings of the Association. Membership in the Association is mandatory and automatic with ownership of a Lot.

Section 4.2. Classes of Owners; Voting Rights.

(a) Classes; Voting Rights. The Association shall have the following classes of Owners (members):

The Class A Owners shall be the Owners of Lots other than the Declarant (or an entity controlled by the Declarant). A Class A Owner shall have one vote for each Lot owned.

The Class B Owner shall be the Declarant (and any entity controlled by the Declarant). During the Declarant Control Period, the Class B Owner shall have 1500 votes less one vote for each vote held by Class A members other than a Builder. If land that was not originally described on Exhibits A or B to the Declaration when the Declaration was recorded is subjected to the Declaration or the Development Plan for the land described in Exhibits A or B is amended to permit a greater number of dwellings, then the number of votes of the Class B Owner described above shall be increased by one and one-half (1.5) times the number of additional dwellings permitted.

After the Declarant Control Period ends, the Declarant as a Class B Owner shall have one vote for each dwelling permitted to be constructed on that portion of the Submitted Land then owned by the Declarant (or entities controlled by the Declarant) and the Additional Land less the number of dwellings initially occupied (unless owned by the Declarant or any entity controlled by the Declarant) or owned by Owners other than the Declarant (or any entity controlled by the Declarant) at the time a vote is taken. The Class B membership shall expire at the end of the Development Period.

Any Person qualifying as a member of more than one voting class may exercise those votes to which such Person is entitled for each such class.

(b) Additional Provisions Governing Voting. Additional provisions governing voting rights and procedures shall be as set forth in Article 3 of the Bylaws.

Section 4.3. Required Vote. A Majority Vote of the Owners shall be necessary for the adoption of any matter voted upon, except as otherwise provided in the Association Documents. Directors shall be elected as provided in Article 5. The Bylaws shall be amended only in accordance with the terms thereof. The Association is also bound by the requirements set forth in the Declaration and shall not take any action in violation thereof. Voting shall not be conducted by class, unless specifically stated otherwise.

Section 4.4. Cumulative Voting. There shall be no cumulative voting.

ARTICLE 5

BOARD OF DIRECTORS

Section 5.1. Initial Directors. The three initial directors of the Association are Charles J. Kieler, David Lesser and Teri Prah, each of whom's business address is: 6551 Loisdale Court, Suite 600, Springfield, Virginia 22150. The initial directors shall serve until their successors are elected in accordance with Section 5.2. The Class B Owner shall be entitled to remove and replace the initial directors at will.

Section 5.2. Election of Directors and Term of Office

(a) Declarant-Controlled Board of Directors. The initial Board of Directors consists of three Persons; thereafter, the number of directors may be increased to not more than seven directors pursuant to this section and Section 4.2 of the Bylaws. All directors shall be elected by the Class B Owner who shall elect, remove and replace such directors at will, and designate the terms thereof, until the meeting described in Section 5.2(b) at which all Owners with voting rights are entitled to elect a majority of the directors. The term of office of at least one but less than three of the directors elected by the Class B Owner at the first election of directors shall expire at the third annual meeting following their election, the term of office of at least one but less than three of the directors shall expire at the second annual meeting and the term of office of at least one but less than three of the directors shall expire at the first annual meeting following their election. The actual number of directors whose term of office expires at each of the three annual meetings described in the preceding sentence shall be one-third (or a whole number as near to one-third of the total number of directors as possible) of the total number of directors. Thereafter, each director shall serve for a three-year term. If the aggregate number of directors is changed, terms shall be established so that one-third (or a whole number as near to one-third of the total number of directors as possible) of the total number of directors is elected each year.

(b) Owner-Controlled Board of Directors. At the first annual meeting of the Association following the end of the Declarant Control Period or at any special meeting called by the Class B Owner to transfer control of the Board of Directors, the number of directors shall be increased to seven and all but three of the directors elected by the Class B Owner shall resign. During the Development Period, the Class B Owner shall have the right to elect, remove and replace three directors. The remaining directors shall be elected by all Owners having voting rights, excluding the Class B Owner. After the Class B membership has expired, the three Board positions previously voted upon solely by the Class B Owner shall be voted upon all Owners having voting rights or the total number of directors may be reduced by amendment to the Bylaws.

Persons elected shall serve for the remainder of the terms of the directors replaced, or if no resignation was required, for the terms of office necessary so that the term of office of one-third (or a whole number as near to one-third of the total number of documents as possible) of the directors shall expire at the

first three annual meetings after their election. The directors receiving the greatest vote shall be elected for the longest available terms. All successor directors shall be elected to serve for staggered terms of three years unless elected to fill a vacancy in which case such director shall serve as provided in Section 5.6. Except for death, resignation or removal, the directors shall hold office until their respective successors shall have been elected. If an election is not held when required, the directors holding over shall have the authority and power to manage the business of the Association until their successors are duly elected.

Section 5.3. Qualifications; Election Procedures.

(a) Qualifications. No person shall be eligible for election as a director unless such person is an Owner, an Owner's tenant, an Owner's spouse, an officer, trustee, general partner (or officer or partner of the general partner) or agent of an Owner, the Declarant (or a designee of the Declarant) or a Mortgagee in possession (or a designee of a Mortgagee in possession). No Owner or representative of such Owner shall be elected as a director or continue to serve as a director if such Owner is more than sixty days delinquent in meeting financial obligations to the Association or found by the Board of Directors after a hearing to be in violation of the Association Documents or Rules and Regulations.

(b) Nominations. Persons qualified to be directors may be nominated for election only by a nominating petition submitted to the Secretary at least twenty-five days before the meeting at which the election is to be held. The nominating petition must be signed by five other Owners and either signed by the nominee or accompanied by a document signed by the nominee indicating the willingness to serve as a director; provided, however, that additional nominations may be made from the floor at the meeting at which the election is held for each vacancy on the Board of Directors for which no more than one Person has been nominated by petition. The nominee must either be present and consent to the nomination or have indicated in writing the willingness to serve.

(c) Elections Committee. After the end of the Declarant Control Period, prior to each meeting of the Association at which the directors are elected by the Owners, the Board of Directors shall appoint an Elections Committee consisting of one director whose term is not then expiring and at least two other persons who are not directors. The Elections Committee shall develop election procedures and administer such procedures as are approved by the Board providing for election of directors by ballot of the Owners at annual meetings and, where appropriate, special meetings.

(d) Declarant Control Period. Notwithstanding any other provision of this section, during the Declarant Control Period, the Board of Directors may waive or modify any requirements under this section.

Section 5.4. Action by Board of Directors. At all meetings of the Board of Directors a majority of the total number of directors shall constitute a quorum for the transaction of business. A Majority Vote of the directors while a quorum is present shall constitute a decision of the Board of Directors, unless otherwise provided in the Act, these Articles of Incorporation or the Bylaws. The Board of Directors may not mortgage, pledge or dedicate to the repayment of indebtedness or otherwise transfer, convey or encumber any or all of the Association property without the approval of the Owners and Mortgagees as required by Section 14.4 of the Declaration.

Section 5.5. Removal or Resignation of Directors. Except with respect to initial directors, directors elected by the Class B Owner and replacements thereof, at any regular or special meeting of the Association duly called, any one or more of the directors may be removed with or without cause by Owners entitled to cast a majority of the total number of votes entitled to elect such director and a successor may then and there be elected to fill the vacancy thus created.

Any director whose removal has been proposed by the Owners shall be given at least ten days notice of the time, place and purpose of the meeting and shall be given an opportunity to be heard at the meeting. The notice given to Owners of such meeting shall state that one of the purposes of the meeting is to remove such

director. A director may resign at any time by giving notice to the Board of Directors, the President or the Secretary. Unless otherwise specified, such resignation shall take effect upon the receipt thereof and the acceptance of such resignation shall not be necessary to make it effective. Except for directors elected by the Class B Owner, a director shall be deemed to have resigned upon disposition by the Owner of the Lot which made such person eligible to be a director, or if such director is not in attendance at three consecutive regular meetings of the Board without approval for such absence, and the minutes reflect the director's resignation pursuant to this section. The Declarant as the Class B Owner may remove and replace any initial director or director elected by the Class B Owner.

Section 5.6. Vacancies. Vacancies on the Board of Directors caused by any reason other than: (1) the removal of a director by the Owners; or (2) removal or resignation of an initial director or a director elected by the Class B Owner shall be filled by a Majority Vote of the remaining directors at the meeting of the Board held for such purpose promptly after the occurrence of such vacancy or, if the directors remaining in office constitute fewer than a quorum, an affirmative vote of the majority of the directors remaining in office even though the directors present at such meeting constitute less than a quorum. Each person so elected shall be a director until a successor shall be elected at the next annual meeting of the Association. Vacancies caused by removal of a director by the Owners shall be filled by a vote of the Owners, pursuant to Sections 4.4 and 5.5, and the successor director shall serve the remainder of the term of the director being replaced. If the vacancy occurs in a position reserved for the representative of a certain class of Owner, then such vacancy shall be filled by a director representing the same class of Owners as the director being replaced. The Class B Owner shall elect the successor to an initial director or any director elected by the Class B Owner. The term of the replacement directors shall expire so that the staggered terms shall remain unaffected.

ARTICLE 6

INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of the Association is located in Fairfax County at 3110 Fairview Park Drive, Suite 1400, with a mailing address of Post Office Box 12001, Falls Church, Virginia 22042-4503, at which office the initial registered agent of the Association is Robert M. Diamond, who meets the requirements of Section 13.1-833 of the Act by reason of the fact that he is a resident of Virginia and Member of the Virginia State Bar whose business address is identical with that of the registered office.

ARTICLE 7

AMENDMENT

These Articles may be amended if the amendment is adopted by at least Sixty-Seven Percent Vote of the Owners, pursuant to Section 13.1-886 of the Act, including a majority of the votes of the Class B Owner, if any. No amendment to these Articles may diminish or impair the rights of the Declarant without the prior written consent of the Declarant. The Association shall take no action to amend the Articles of Incorporation which would violate the provisions of Section 14.4 of the Declaration.

ARTICLE 8

DISSOLUTION

During the Declarant Control Period, the Association may dissolve pursuant to a merger or consolidation only upon (i) the written approval of Owners entitled to cast at least sixty-seven percent of the total number of votes entitled to be cast by Owners other than the Class B Owners, or (ii) approval by at least Sixty-seven Percent Vote of the Owners other than the Class B Owner, provided that (x) at least twenty-five days notice is provided to all Owners; (y) the notice states the purpose of the meeting and contains a copy or summary of any material amendments proposed; and (z) the notice also contains a copy of the proxy than can be cast in lieu of attendance at the meeting. After the Declarant Control Period, the Association may be dissolved pursuant to a merger or consolidation upon (i) the written approval of Owners entitled to cast at least sixty-seven percent of the total number of votes entitled to be cast by Owners, or (ii) approval by at least Sixty-seven Percent Vote of the Owners, provided that (x) at least twenty-five days notice is provided to all Owners; (y) the notice states the purpose of the meeting and contains a copy or summary of any material amendments proposed; and (z) the notice also contains a copy of the proxy that can be cast in lieu of attendance at the meeting. Notwithstanding the foregoing, approval of the Declarant is also required during the Development Period with respect to any dissolution of the Association pursuant to a merger or consolidation. Any dissolution of the Association except pursuant to a consolidation or a merger must be approved by Owners entitled to cast at least seventy-five percent of the total number of votes in the Association, other than the Class B Owner during the Declarant Control Period, and the Class B Owner during the Declarant Control Period. The Association shall take no action to dissolve the Association or transfer Common Area which would violate the provisions of 14.4 of the Declaration.

IN WITNESS WHEREOF, the Board of Directors of the Association has amended and restated these Articles of Incorporation on April __, 1995.

BOARD OF DIRECTORS
