

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF STATE

JULY 22, 2014

TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:

THE NEWTOWN GRANT HOMEOWNERS' ASSOCIATION, INC.

I, Carol Aichele, Secretary of the Commonwealth of Pennsylvania

do hereby certify that the foregoing and annexed is a true and correct
copy of

ARTICLES OF INCORPORATION-NON-PROFIT filed on December 23, 1985

which appear of record in this department.



IN TESTIMONY WHEREOF, I have
hereunto set my hand and caused
the Seal of the Secretary's Office to
be affixed, the day and year above
written.

A handwritten signature in black ink, appearing to read "Carol Aichele".

Secretary of the Commonwealth

Filed in the Department of State on
the 23rd day of Dec. 19 85

ARTICLES OF INCORPORATION
OF
THE NEWTOWN GRANT
HOMEOWNERS' ASSOCIATION, INC.

R. H. Heltzer
Secretary of the Commonwealth

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In compliance with the requirements of 15 P.S. §7316, the undersigned, all of whom are residents of the Commonwealth of Pennsylvania and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit, and do hereby certify:

ARTICLE I
NAME

The name of the corporation is the Newtown Grant Homeowners' Association, Inc., hereafter called the "Association."

ARTICLE II
PRINCIPAL OFFICE

The location and post office address of the initial principal office of the Association is located at 2507 Philmont Avenue, Huntingdon Valley, Pennsylvania 19006. (46)

ARTICLE III
PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and control of the common areas, facilities and roads within that certain tract of property known as Newtown Grant, Newtown Township, Bucks County, Pennsylvania, and to promote the

health, safety and welfare of the residents within the above-described property and for these purposes to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration of Covenants, Conditions and Restrictions of Newtown Grant, hereinafter called the "Declaration," applicable to the property and recorded in Doylestown in the Office for Recording of Deeds in and for Bucks County, and the By-Laws of the Association (the "By-Laws") as the said Declaration and By-Laws may be amended from time to time as therein provided, said Declaration and By-Laws being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the terms of the Declaration and By-Laws of the Association; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, 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, grant, lease, transfer, dedicate for public use or otherwise dispose of real or personal property or easements and other interests therein in connection with the affairs of the Association;

(d) borrow money and to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred to the extent permitted pursuant to the Declaration; and

(e) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of 1972 of the Commonwealth of Pennsylvania by law may now or hereafter have or exercise.

No substantial part of the activities of the Association shall be devoted to attempting to influence legislation by propaganda or otherwise within the meaning of the proscriptive provisions of the Internal Revenue Code. The Association shall not directly or indirectly participate in, or intervene in (including the publishing or distributing of statements) any political campaign on behalf of or in opposition to any candidate for public office.

ARTICLE IV MEMBERSHIP

Every person or entity who is record owner of a fee interest in any Home or Lot (as defined in the Declaration) which is or are subject to assessment by the Association and qualifies in accordance with the By-Laws, including contract sellers, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership automatically terminates and is

transferred to a new Owner of a Home or Lot, upon any transfer of ownership of a Home or Lot.

ARTICLE V BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors. The initial Board of Directors shall be composed of three (3) persons who need not be Members of the Association. The term of office and method of selection shall be as provided in the By-Laws of the Association. The number of directors may be changed pursuant to the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
1. Jeffrey M. Frankel	2507 Philmont Avenue Huntingdon Valley, PA 19006
2. Delano Purscell	2507 Philmont Avenue Huntingdon Valley, PA 19006
3. Richard Luce	2507 Philmont Avenue Huntingdon Valley, PA 19006

ARTICLE VI DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by Members entitled to cast not less than 75% of the votes in the Association. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an

appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE VII TERM

The corporation shall exist perpetually.

ARTICLE VIII AMENDMENTS

Amendment of these Articles shall require the assent of Members entitled to cast seventy-five percent (75%) of the votes in the Association.

ARTICLE IX BASIS OF ORGANIZATION

The Association is organized upon a non-stock basis.

ARTICLE X INCORPORATORS

The names and post office addresses of each incorporator are:

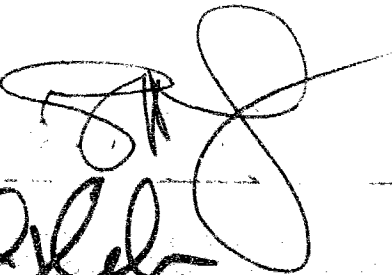
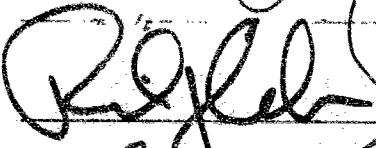
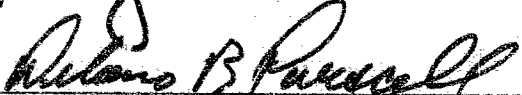
- | | |
|-----------------------|---|
| 1. Jeffrey M. Frankel | 2507 Philmont Avenue
Huntingdon Valley, PA 19006 |
| 2. Delano Purscell | 2507 Philmont Avenue
Huntingdon Valley, PA 19006 |
| 3. Richard Luce | 2507 Philmont Avenue
Huntingdon Valley, PA 19006 |

ARTICLE XI
SEVERABILITY

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Invalidation of any of these articles or section of articles by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the Commonwealth of Pennsylvania, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 14 day of Nov., 1985.


____ (SEAL)

____ (SEAL)

____ (SEAL)