

Filed with the Department of State  
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Secretary of the Commonwealth

**ARTICLES OF INCORPORATION - DOMESTIC NONPROFIT CORPORATION**

**ARTICLES OF INCORPORATION OF  
LAUREL POND NORTH  
HOMEOWNERS' ASSOCIATION, INC.**

In compliance with the requirements of 15 Pa. C.S.A. §5306, the undersigned, acting as incorporators for a nonprofit corporation, hereby certify and adopt the following Articles of Incorporation:

**ARTICLE ONE  
NAME**

The name of the corporation is Laurel Pond North Homeowners' Association, Inc.

**ARTICLE TWO  
INITIAL REGISTERED OFFICE**

The street address of the initial registered office of the corporation in this Commonwealth is 135 Durlach Hill Road, Stevens, Pennsylvania, 17578.

**ARTICLE THREE  
NONPROFIT CORPORATION LAW**

The corporation is incorporated under the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania as a homeowners' association.

**ARTICLE FOUR  
DURATION**

The term of the corporation's existence is perpetual.

**ARTICLE FIVE  
PURPOSES OF THE ASSOCIATION**

The corporation has been organized for the primary purpose of operating a homeowners' association for the residents within the Laurel Pond North development, situated in Manheim Township, Lancaster County, Pennsylvania. The specific purposes for which the corporation is formed are to promote and develop the common good and social welfare of the residents and ~~to provide other nonprofit services for its Members, to the extent permitted by the Nonprofit Corporation Law of 1988, including, without limitation, the following:~~

(a) in the sole and absolute discretion of the Board of Directors, to aid in the enforcement of the Covenants and Restrictions;

(b) to provide a collective voice in matters of personal or public concern as they relate to conditions in Laurel Pond North;

(c) to keep Laurel Pond North a community in which its Members are proud to live by preserving the quality and integrity of the neighborhood through adherence to the Covenants and Restrictions;

(d) to otherwise promote the health, safety and welfare of the residents within Laurel Pond North and any additions thereto as may hereafter be brought within the jurisdiction of this Association; and

(e) such other proposes as the Board of Directors may determine from time to time.

#### ARTICLE SIX POWERS OF THE CORPORATION

The corporation shall have and be able to exercise any and all powers, rights and privileges which a corporation organized under the Nonprofit Corporation Law may now or hereafter have or exercise.

#### ARTICLE SEVEN NONSTOCK BASIS

The corporation is organized upon a nonstock basis and shall have no authority to issue shares of capital stock.

#### ARTICLE EIGHT NO PECUNIARY GAIN OR PROFIT

The corporation does not contemplate pecuniary gain or profit, incidental or otherwise. In addition, no part of the net earnings of the corporation shall inure to the benefit of any individual and no member, director, officer or employee of the corporation shall receive any pecuniary benefits of any kind except reasonable compensation for services in effecting the corporate purposes. The corporation shall at no time engage in any form of partisan politics. No part of the activities of the corporation shall consist of carrying on propoganda or otherwise attempting to influence legislation, nor shall the corporation participate or intervene in (including the publishing or distributing statements of) any political campaign on behalf of any candidate for public office. If the corporation is to be dissolved, the Board of

Directors shall, after paying or making provision for payment of all liabilities of the corporation, dispose of all of the assets of the corporation only to such organizations which are exempt under Section 528, Section 501(c)(3), Section 501(c)(4), or Sections 170(c)(1) or 170(c)(2) of the Internal Revenue Code, as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed of by the Court of Common Pleas of the County in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations as said Court shall determine which are organized or granted exclusively for such purposes.

**ARTICLE NINE**  
**INTERNAL REVENUE CODE**

The corporation shall operate within one or both of the definitions of the following Internal Revenue Code provisions:

(a) The purpose of this corporation shall comply with the requirements of Section 528 of the Internal Revenue Code and the regulations thereunder as such code and regulations now exist or as they may hereafter be amended; and

(b) The corporation shall also be considered a civic organization as defined by Section 501(c)(4) of the Internal Revenue Code, as it now exists or as it may hereafter be amended, organized for the purpose of promoting social welfare in Laurel Pond North.

The corporation shall at no time engage in any activity not permitted to be carried on (a) by a corporation exempt from Federal Income Tax under Section 528 of the Internal Revenue Code or, alternatively, Section 501(c)(4) of the Internal Revenue Code (or the corresponding provisions of any future United States Internal Revenue Law).

**ARTICLE TEN**  
**INCORPORATORS**

The name and street address of each incorporator is:


(a) Willis R. Lefever, 135 Durlach Hill Road, Stevens, Pennsylvania, 17578; and

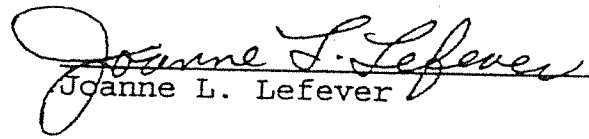
(b) Joanne L. Lefever, 135 Durlach Hill Road, Stevens, Pennsylvania, 17578.

IN TESTIMONY WHEREOF, the incorporators have executed these

Articles of Incorporation on this 25 day of Sept, 1999.

LAUREL POND NORTH  
HOMEOWNERS' ASSOCIATION, INC.

  
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Willis R. Lefever

  
\_\_\_\_\_  
Joanne L. Lefever