

1807050043

ARTICLES OF INCORPORATION
OF
COTTAGE GLEN (WINCHESTER) PROPERTY OWNERS' ASSOCIATION, INC.
A Nonstock Corporation

- I. **Name.** The name of the corporation is Cottage Glen (Winchester) Property Owners' Association, Inc. ("Association").
- II. **Purpose and Powers.** The Association is the property owners' association for the Cottage Glen Development (defined herein and in the Declaration as "Development") as set forth in the Deed of Dedication and Declaration of Easements (together with all amendments and supplements, hereinafter referred to as the "Declaration") dated June 10, 2014, and of record in the land records of the Office of the Clerk of the Circuit Court of Frederick County, Virginia, as Instrument No. 140006517, as amended and supplemented. The purpose of the Association is to own, maintain, operate, and administer the Common Areas of the Development, administer and enforce the Covenants and Restrictions of the Development, collect and disburse the assessments and charges for the Development, and promote the recreation, health, safety, and welfare of the residents of the Development. The Association shall have all powers granted under Virginia Code § 13.1-826, § 55-508, et seq., and any other applicable statutes.
- III. **Members.** Each Lot Owner (as defined in the Declaration) of the Development shall be a member of the Association.
- IV. **Registered Office and Registered Agent.** The address of the initial registered office of the Corporation in the Commonwealth of Virginia is located in the City of Winchester, at 21 South Loudoun Street, Winchester, Virginia 22601, and the name of its initial registered agent at such address is Cary M. Craig, Jr., who is a resident of Virginia and a member of the Virginia State Bar.
- V. **Directors.** The initial Board of Directors shall be appointed by Stoneridge Homes, Inc., and serve until the end of the Declarant Control Period (as defined in the Declaration); and thereafter elected by the members as set forth in the Association's Bylaws. The number of Directors constituting the Board of Directors shall be designated in the Association's Bylaws.

Date: July 11, 2018

Incorporator:

Harrison & Johnston, PLC

A handwritten signature in cursive script, appearing to read "Cary M. Craig, Jr.", is written over a horizontal line.

By: Cary M. Craig, Jr.

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