

**ARTICLES OF AMENDMENT OF
THE ARTICLES OF INCORPORATION OF
LAKE REYNOVIA OWNERS ASSOCIATION, INC.**

1. By a consent in writing, signed by all of the directors of the corporation, the directors adopted a resolution finding that the following proposed amendment of its articles of incorporation was in the best interests of the corporation and directing that it be submitted to a vote of the members having the right to vote on amendments.

11. Amendment of these Articles of Incorporation shall require the assent of two-thirds of the entire membership.

12. As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

2. On May 4, 1996, and on May 6, 1996, which dates are in successive calendar weeks, the first date being not more than sixty days and the second being not less than seven days before the date of the meeting of the members to act upon the proposed amendment, notice of the meeting of the members was published in the Daily Progress, a daily newspaper published or having a general circulation in Albemarle County, Virginia. The notice stated the place, day and hour of the meeting, the purpose of the meeting, and set forth the proposed amendments to the Articles of Incorporation.

3. On May 14, 1996, a quorum being present, a meeting of the members was held and the proposed amendments were adopted by receiving more than two-thirds of the votes entitled to be cast by members present or represented by proxy at the meeting.

The total number of votes FOR the amendments were 52, said number being sufficient for approval of the amendment.

Executed in the name of the corporation by its President and Secretary who declare under the penalties of perjury that the facts stated herein are true.

Date: 5/14/96

LAKE REYNOVIA OWNERS ASSOCIATION, INC.

By: [Signature]
President
and
By: [Signature]
Secretary

COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

May 21, 1996

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

LAKE REYNOVIA OWNERS ASSOCIATION, INC.

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

Therefore, it is ORDERED that this

CERTIFICATE OF AMENDMENT

be issued and admitted to record with the articles of amendment in the Office of the Clerk of the Commission, effective May 21, 1996 at 12:18 PM.

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

AMENACPT
CIS20436
96-05-20-0149

ARTICLES OF INCORPORATION

OF

LAKE REYNOVIA OWNERS ASSOCIATION, INC.

The undersigned hereby forms a nonstock corporation pursuant to the provisions of Chapter 10 of Title 13.1 of the Code of Virginia (1950, as amended), and to that end sets forth the following:

1. NAME.

The name of the corporation is Lake Reynovia Owners Association, Inc. (hereafter, the "Association").

2. INITIAL REGISTERED OFFICE.

The initial registered office of the Association is located at 214 East High Street, Charlottesville, Virginia, 22902. The initial registered office is located in the City of Charlottesville, Virginia. The initial registered agent is Joseph W. Richmond, Jr., who is a resident of Virginia, a member of the Virginia State Bar, and whose business address is the same as the address of the initial registered office.

3. PURPOSES AND POWERS OF THE ASSOCIATION.

The Association does not contemplate pecuniary gain or profit to the members thereof. The Association is formed for the purposes of interpreting, applying, administering, and enforcing the covenants, restrictions, conditions, liens and charges contained in the Lake Reynovia Declaration of Covenants, Conditions and Restrictions dated February 18, 1992, recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 1210, page 376, as the same may from time to time be amended or supplemented (hereafter, the "Declaration"). No part of the net receipts of the Association shall inure (other than by providing the maintenance within and administration of Lake Reynovia as set forth in the Declaration, and other than by a rebate of excess fees and assessments) to the benefit of any private individual. The Association may exercise all of the powers and privileges and shall perform all of the duties of the Association as set forth in the Declaration, and the Association shall have and may exercise any and all powers, rights, and privileges which a corporation organized under the nonstock corporation laws of the State of Virginia by law may now or hereafter have or exercise.

4. DEFINITIONS.

All capitalized terms used herein and not otherwise defined shall have the same respective meanings set forth in the Declaration.

5. MEMBERSHIP AND VOTING RIGHTS.

The Association shall have two classes of membership:

Class A. Class A members shall be those Owners of Lots with the exception of the Declarant, except when Declarant becomes a Class A member pursuant to the paragraph below. Class A members shall be entitled to one vote for each Lot owned by said Class A member. When more than one person holds such interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant. The Class B member(s) shall be entitled to two (2) votes for each Lot owned by it, provided that the Class B membership shall cease and be converted to Class A membership for each Lot owned by Declarant in a Section at such time that more than seventy-five percent (75%) of the Lots in that Section have been conveyed by the Declarant to individual purchasers, provided that the Declarant shall retain its Class B membership as to the Lots in other Sections where less than seventy-five percent (75%) of the Lots have been sold to individual purchasers.

Membership in the Association shall be appurtenant to, and may not be separated or alienated from, ownership of Lots.

6. BOARD OF DIRECTORS.

The number of directors constituting the initial board of directors is three. The number of directors may be enlarged by the By-Laws of the Association. The names and addresses of the persons who are to serve as the initial directors are:

Jeffrey B. Lockwood	1710 Allied Street, #36 Charlottesville, VA 22901
Tracy Warner	1710 Allied Street, #36 Charlottesville, VA 22901
Errol Cowan	1710 Allied Street, #36 Charlottesville, VA 22901

7. DISSOLUTION.

The Association may be dissolved with the assent given in writing of one hundred percent (100%) of each class of Members. 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 is created. In the event that such dedication is refused acceptance, the assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purpose.

8. DURATION.

The Association shall exist perpetually.

9. LIMITATION ON DIRECTORS' AND OFFICERS' LIABILITY.

In any proceeding brought by or in the right of the Association or brought by or on behalf of members of the Association, no officer or director of the Association shall be liable for any damages; provided however that the liability of an officer or director shall not be limited as provided in this Article if the officer or director engaged in willful misconduct or a knowing violation of the criminal law.

10. INDEMNIFICATION OF DIRECTORS AND OFFICERS.

Every individual, and his estate, heirs, executors and administrators, who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding of any kind, whether civil, criminal, administrative, arbitrative or investigative, and whether or not by or in the right of the Association, by reason of his being or having been a director or officer of the Association or, at its request, of any other corporation, or by reason of his serving or having served at the request of the Association and in connection with a partnership, joint venture, committee, trust, employee benefit plan or other enterprise, shall be indemnified by the Association against expenses (including attorneys' fees), judgments, fines, penalties, awards, costs, amounts paid in settlement and liabilities of all kinds, actually incurred by him in connection with or resulting from such action, suit or proceeding to the fullest extent permitted under the Virginia Nonstock Corporation Act, without limitation upon any other right to indemnification to which such individual may otherwise be entitled, and the Association may, but shall not be required to, purchase on behalf of such individual insurance against liability asserted against

or incurred by him in his capacity as a director or officer of the Association, or arising from his status as such, whether or not the Association would have power to indemnify him against the same liability under the provisions of the Virginia Nonstock Corporation Act.

IN WITNESS WHEREOF, for the purpose of forming this Association under the laws of the State of Virginia, pursuant to Virginia Code Section 13.1-801, et seq., I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 16th day of MARCH, 1992.


Jeffrey B. Lockwood

COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

March 26, 1992

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

LAKE REYNOVIA OWNERS ASSOCIATION, INC.

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

Therefore, it is ORDERED that this

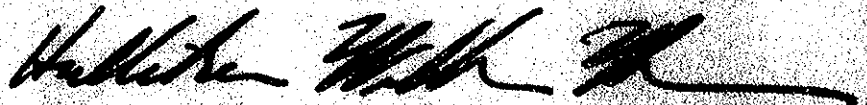
CERTIFICATE OF INCORPORATION

be issued and admitted to record with the articles of incorporation in the Office of the Clerk of the Commission, effective March 26, 1992.

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
CIS20422
92-03-26-0064

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 LAKE REYNOVIA OWNERS ASSOCIATION, INC. on file in the Clerk's Office of the Commission.

Nothing more is hereby certified.



*Signed and Sealed at Richmond on this Date:
December 31, 2014*

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