

State of Delaware

Office of the Secretary of State

I, EDWARD J. FREEL, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF CHANGE OF REGISTERED AGENT OF "SYLVAN ACRES HOMEOWNERS ASSOCIATION", FILED IN THIS OFFICE ON THE FOURTEENTH DAY OF JULY, A.D. 1995, AT 9 O'CLOCK A.M.

A CERTIFIED COPY OF THIS CERTIFICATE HAS BEEN FORWARDED TO THE SUSSEX COUNTY RECORDER OF DEEDS FOR RECORDING.



Edward J. Freel

Secretary of State

7577862

AUTHENTICATION:

DATE:

07-19-95

2122750 8100

950157857



CERTIFICATE OF  
CHANGE OF LOCATION  
of Registered Office  
and/or Registered Agent

00461 278

▶ The Board of Directors of Sylvan Acres Homeowners Association  
a Corporation of Delaware, on this 12<sup>th</sup> day of July, A.D. 1995  
do hereby resolve and order that the location of the Registered Office of this Corporation within this State be,  
and the same hereby is 104 Red Cedar Dr., PO Box 473 Street,  
in the City of Milton County of Sussex Zip Code 19968

▶ The name of the Registered Agent therein and in charge thereof upon whom process against this Corporation  
may be served, is Sylvan Acres Homeowners Association

▶ Sylvan Acres Homeowners Association  
a Corporation of Delaware, does hereby certify that the foregoing is a true copy of a resolution adopted by the  
Board of Directors at a meeting held as herein stated.

▶ IN WITNESS WHEREOF, said Corporation has caused this certificate to be signed by its President and Attested  
by its Secretary, the 12<sup>th</sup> day of July, A.D., 1995

BY: [Signature]  
President

ATTEST: [Signature]  
Secretary

RECORDER OF DEEDS  
FRANCIS X. RASKAUSKAS

95 JUL 26 AM 10:27

SUSSEX COUNTY  
DOC. SURCHARGE PAID

STATE OF DELAWARE  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
FILED 09:00 AM 07/14/1995  
950157857 - 2122750



# State of Delaware

SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
P.O. BOX 898  
DOVER, DELAWARE 19903

PAGE 1

950157857

9218556  
SYLVAN ACRES HOMEOWNERS ASSOCIATION  
104 RED CEDAR DR.  
P.O. BOX 473  
MILTON DE 19968

07-19-95

DESCRIPTION	AMOUNT
SYLVAN ACRES HOMEOWNERS ASSOCIATION 2122750 0133 Change of Agent	
Filing Fee	5.00
Doc/Maint Fee, Sussex	7.00
Document Page Fee, Sussex	7.00
Cert Page Fee, Sussex	7.00
FILING TOTAL	26.00
TOTAL PAYMENTS	33.00
CHARGED TO ACCOUNT	7.00CR

950157857 62-91 1021  
311

SYLVAN ACRES HOMEOWNERS ASSOC.  
P.O. BOX 473  
MILTON, DE 19968

7/6 19 95

PAY TO THE ORDER OF THE DE. SECRETARY OF STATE \$33.00

Thirty three <sup>00/100</sup> DOLLARS

WILMINGTON TRUST  
Wilmington, Delaware

MEMO *Margie Williams* MP

⑆031100092⑆ 2606 23221⑆ 1021 ⑈0000003300⑈



# Office of Secretary of State

I, MICHAEL HARKINS, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF INCORPORATION OF SYLVAN ACRES HOMEOWNERS ASSOCIATION FILED IN THIS OFFICE ON THE SEVENTH DAY OF APRIL, A.D. 1987, AT 9 O'CLOCK A.M.

1 1 1 1 1 1 1 1 1 1



870970005

*Michael Harkins*  
Michael Harkins, Secretary of State

AUTHENTICATION: 11195975

DATE: 04/07/1987

FILED  
9AN

APR 7 1987

*[Handwritten signature]*

CERTIFICATE OF INCORPORATION

OF

SYLVAN ACRES HOMEOWNERS ASSOCIATION

(A NON-PROFIT CORPORATION WITHOUT CAPITAL STOCK)

FIRST: The name of this corporation is SYLVAN ACRES HOMEOWNERS ASSOCIATION.

SECOND: Its Registered Office in the State of Delaware is to be R.D. #1, Box 153, Milton, Sussex County, Delaware 19968, and its Registered Agent is Hilda Lankford at R.D. #1, Box 153, Milton, Sussex County, Delaware 19968.

THIRD: Said Corporation is organized exclusively for charitable, religious, education and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law), and to transact any business involving the interest of the said property owners as a group; to do any and all other things related to the operations of a Homeowners Association; and to do any and all acts which are lawful under the Laws of the State of Delaware.

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Together with any and all other real property which may hereafter, through the operation of conditions, covenants, restrictions, easements, reservations or charges pertaining to the same, be placed under or submitted to the jurisdiction of this Association, and be accepted as within the jurisdiction of this Association by resolution of the Board of Directors of the Association (which said real property hereinabove specifically described, together with the property hereafter within the jurisdiction of this Association as above provided, is referred to as "said property").

To care for vacant, unimproved and unkempt lots in said property, remove and destroy grass, weeds and rodents therefrom, and to do any other things, and perform any labor necessary or desirable in the judgment of this Association to keep the property, and the land contiguous and adjacent thereto neat and in good order.

To improve, provide for, beautify and maintain parks and other open spaces, including all grass plots, park strips, other planted areas and trees and shrubs within the lines of said streets in and bordering upon said property as

PAGE 3 - COI - SYLVAN ACRES HOMEOWNERS ASSOCIATION

shall be maintained for public use, or for the general use of the owners of lots or building sites in said property, but only until such time as such services are adequately provided by public authority.

To examine and approve, or disapprove, plans, specifications, color schemes, block plans and grading plans for any building outhouse, garage, stable, fence, wall, retaining wall, or other structure of any kind which shall be erected, constructed, placed or maintained on said property., or any part thereof, and for any alteration, condition, changing, repairing, remodeling, or adding to the exterior thereof, and for such supervision of constructions and inspection as may be required to insure compliance therewith, including the services of architects and other persons employed to examine and advise upon such plans, specifications, color scheme, block plans and grading plans.

To pay the taxes and assessment, if any, which may be levied by any governmental authority upon roads and parks in said property, and any other open spaces maintained, and lands used or acquired for the general use of the owners of lots or building sites within said

PAGE 4 - COI - SYLVAN ACRES HOMEOWNERS ASSOCIATION

property, and on any property of this Association or which may be held in trust for this Association. To purchase insurance to provide against any casualties, injuries and damages and expenses which may occur or might occur in areas governed by this Association.

To enforce charges, restrictions, conditions and covenants existing upon and created for the benefit of said property over which this Association has jurisdiction, to pay all expenses incidental thereto; to enforce the decisions and rulings of this Association having jurisdiction over any of said property; to pay all of the expenses in connection therewith.

To do any and all lawful things and acts which this Association at any time, and from time to time, shall in its discretion, deem to be to the best interests of said property and the owners of the building sites thereon, and to pay all costs and expenses in connection therewith.

To fix the rate of the annual charges or assessments to which said property shall be made subject; to collect the charges or assessments affecting said property; to pay all expenses in connection therewith, and all office

PAGE 5 - COI - SYLVAN ACRES HOMEOWNERS ASSOCIATION

and other expenses incident to the conduct of the business of this Association, and all licenses, franchise taxes, and governmental charges levied or imposed against said property of this Association; such charges or assessments shall become a lien on said property, with the exception of any properties owned by the developers as soon as due and payable. Settlement of such lien shall be made as determined by the Directors of this Association.

To acquire by gift, purchase or otherwise to own, hold, enjoy, operate, maintain and to convey, sell, transfer, mortgage or otherwise encumber, dedicate for public use, or otherwise dispose of real or personal property in connection with the business of this Association.

To expend the monies collected by this Association from assessments or charges and other sums received by this Association for the payment and discharge of all proper costs, expenses and obligations incurred by this Association in carrying out any or all of the purposes for which this Association is formed.

PAGE 6 - COI - SYLVAN ACRES HOMEOWNERS ASSOCIATION

To borrow money, 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, and to do any and all things that an association organized under said Laws of the State of Delaware may lawfully do, and generally to do and perform any and all other acts which may be either necessary for or proper or incidental to the exercise of any of the foregoing powers, and such powers as are granted by the provisions of the Laws of the State of Delaware to a non-profit corporation.

To do any and all lawful things which may be advisable, proper, authorized or permitted to be done by this Association under and by virtue of any condition, covenants, restriction, reservation, charge or assessment affecting said property, or any portion thereof, and to do and perform any and all acts which may be either necessary for or incidental to the exercise of any of the foregoing powers, or for the peace, health, comfort, safety or general welfare of the owners of said property, or any portion thereof, or residents thereof.

PAGE 7 - COI - SYLVAN ACRES HOMEOWNERS ASSOCIATION

FOURTH: The Corporation shall not have the authority to issue Capital Stock.

FIFTH: The name and mailing address of the Incorporator is H. Edward Maull, Jr., of Maull & Maull, P.A., 8 East Market Street, Georgetown, Sussex County, Delaware 19947-0590.

SIXTH: The power of the Incorporator are terminated upon the filing of this Certificate of Incorporation. The names and mailing addresses of those persons who are to serve as Directors until their successors are elected and qualify are as follows:

HILDA LANKFORD

R.D. #1, BOX 153  
MILTON, DE 19968

JOY HEARN

R.D. #1, SYLVAN ACRES  
MILTON, DE 19968

SEVENTH: The Directors shall have the power to make and to alter or amend the By-Laws, unless such power is specifically reserved to the membership by a majority of the membership at any annual meeting; and to authorize and cause to be executed mortgages and liens without limit as to amount, upon the property of this Corporation.

PAGE 7 - COI - SYLVAN ACRES HOMEOWNERS ASSOCIATION

The members and Directors shall have the power to hold their meetings and keep the books, documents and papers of this Corporation outside of the State of Delaware, at such places as may be from time to time designated by the By-Laws, or by resolution of the members or Directors, except as otherwise required by the Laws of the State of Delaware.

EIGHTH: The members of this association shall be limited to all persons or entities who are owners of record of any lot or lots in the development known as SYLVAN ACRES. Membership in this Association shall lapse and terminate when any member shall cease to be the owner of record of a lot.

NINTH: The Corporation shall not engage in any activity which will serve to facilitate the transaction of specific business by its members or promote the private interest of any member, or engage in any activities which would constitute a regular business of a kind ordinarily carried on for profit.

TENTH: No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its

PAGE 9 - COI - SYLVAN ACRES HOMEOWNERS ASSOCIATION

members, trustees, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervent in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law) or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law). Notwithstanding any other provision of these articles this Corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the purposes of this corporation.

PAGE 10 - COI - SYLVAN ACRES HOMEOWNERS ASSOCIATION

I, THE UNDERSIGNED, for the purpose of forming a Corporation under the Laws of the State of Delaware, do make, file and record this Certificate, and do certify that the facts herein stated are true; and I have accordingly hereunto set my hand and seal this 3rd day of April, A.D. 1987, at Georgetown, Sussex County, Delaware.

WITNESS:

Regina A. Conway  
WITNESS

H. Edward Maull, Jr. (SEAL)  
H. EDWARD MAULL, JR.

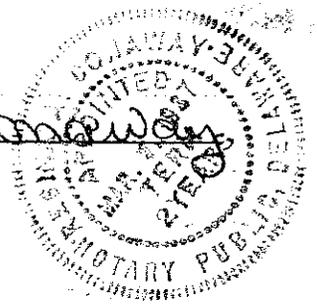
PAGE 11 - COI - SYLVAN ACRES HOMEOWNERS ASSOCIATION

STATE OF DELAWARE \*  
\* SS.  
COUNTY OF SUSSEX \*

BE IT REMEMBERED, That on this 3rd day of April, -----, A.D. 1987, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, H. EDWARD MAULL, JR., Party to the foregoing Certificate of Incorporation, known to me personally to be such, and I having first made known to him the contents of said Certificate, did acknowledge that he signed, sealed and delivered the same as his voluntary act and deed, and he did depose that the facts herein stated were truly set forth.

GIVEN Under my Hand and Seal of Office, the day and year aforesaid.

*Reanna A. Conway*  
NOTARY PUBLIC



LAW OFFICES OF  
MAULL & MAULL, P.A.  
8 EAST MARKET STREET  
GEORGETOWN, DEL.

C. RUSSELL MCCAIG  
DOR. SURCHARGE PAID

1987 APR 10 AM 10:39

RECORDED BY CLERK  
SUSSEX COUNTY

8700970005

FILED

APR 7 1987

*[Handwritten signature]*

CERTIFICATE OF INCORPORATION

OF

SYLVAN ACRES HOMEOWNERS ASSOCIATION

(A NON-PROFIT CORPORATION WITHOUT CAPITAL STOCK)

FIRST: The name of this corporation **SYLVAN ACRES HOMEOWNERS ASSOCIATION.**

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THIRD: Said Corporation is organized exclusively for charitable, religious, education and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law), and **to transact any business involving the interest of the said property owners as a group;** to do any and all other things related to the operations of a Homeowners Association; and to do any and all acts which are lawful under the Laws of the State of Delaware.

LAW OFFICES OF  
MAULL & MAULL, P.A.  
8 EAST MARKET STREET  
GEORGETOWN, DEL.

PAGE 2 - COI - SYLVAN ACRES HOMEOWNERS ASSOCIATION

Together with any and all other real property which may hereafter, through the operation of conditions, covenants, restrictions, easements, reservations or charges pertaining to the same, be placed under or submitted to the jurisdiction of this Association, and be accepted as within the jurisdiction of this Association by resolution of the Board of Directors of the Association (which said real property hereinabove specifically described, together with the property hereafter within the jurisdiction of this Association as above provided, is referred to as "said property").

To care for vacant, unimproved and unkempt lots in said property, remove and destroy grass, weeds and rodents therefrom, and to do any other things, and perform any labor necessary or desirable in the judgment of this Association to keep the property, and the land contiguous and adjacent thereto neat and in good order.

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PAGE 3 - COI - SYLVAN ACRES HOMEOWNERS ASSOCIATION

shall be maintained for public use, or for the general use of the owners of lots or building sites in said property, but only until such time as such services are adequately provided by public authority.

To examine and approve, or disapprove, plans, specifications, color schemes, block plans and grading plans for any building outhouse, garage, stable, fence, wall, retaining wall, or other structure of any kind which shall be erected, constructed, placed or maintained on said property., or any part thereof, and for any alteration, condition, changing, repairing, remodeling, or adding to the exterior thereof, and for such supervision of constructions and inspection as may be required to insure compliance therewith, including the services of architects and other persons employed to examine and advise upon such plans, specifications, color scheme, block plans and grading plans.

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PAGE 4 - COI - SYLVAN ACRES HOMEOWNERS ASSOCIATION

property, and on any property of this Association or which may be held in trust for this Association. To purchase insurance to provide against any casualties, injuries and damages and expenses which may occur or might occur in areas governed by this Association.

To enforce charges, restrictions, conditions and covenants existing upon and created for the benefit of said property over which this Association has jurisdiction, to pay all expenses incidental thereto; to enforce the decisions and rulings of this Association having jurisdiction over any of said property; to pay all of the expenses in connection therewith.

To do any and all lawful things and acts which this Association at any time, and from time to time, shall in its discretion, deem to be to the best interests of said property and the owners of the building sites thereon, and to pay all costs and expenses in connection therewith.

To fix the rate of the annual charges or assessments to which said property shall be made subject; to collect the charges or assessments affecting said property; to pay all expenses in connection therewith, and all office

PAGE 5 - COI - SYLVAN ACRES HOMEOWNERS ASSOCIATION

and other expenses incident to the conduct of the business of this Association, and all licenses, franchise taxes, and governmental charges levied or imposed against said property of this Association; such charges or assessments shall become a lien on said property, with the exception of any properties owned by the developers as soon as due and payable. Settlement of such lien shall be made as determined by the Directors of this Association.

To acquire by gift, purchase or otherwise to own, hold, enjoy, operate, maintain and to convey, sell, transfer, mortgage or otherwise encumber, dedicate for public use, or otherwise dispose of real or personal property in connection with the business of this Association.

To expend the monies collected by this Association from assessments or charges and other sums received by this Association for the payment and discharge of all proper costs, expenses and obligations incurred by this Association in carrying out any or all of the purposes for which this Association is formed.

PAGE 6 - COI - SYLVAN ACRES HOMEOWNERS ASSOCIATION

To borrow money, 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, and to do any and all things that an association organized under said Laws of the State of Delaware may lawfully do, and generally to do and perform any and all other acts which may be either necessary for or proper or incidental to the exercise of any of the foregoing powers, and such powers as are granted by the provisions of the Laws of the State of Delaware to a non-profit corporation.

To do any and all lawful things which may be advisable, proper, authorized or permitted to be done by this Association under and by virtue of any condition, covenants, restriction, reservation, charge or assessment affecting said property, or any portion thereof, and to do and perform any and all acts which may be either necessary for or incidental to the exercise of any of the foregoing powers, or for the peace, health, comfort, safety or general welfare of the owners of said property, or any portion thereof, or residents thereof.

PAGE 7 - COI - SYLVAN ACRES HOMEOWNERS ASSOCIATION

FOURTH: The Corporation shall not have the authority to issue Capital Stock.

FIFTH: The name and mailing address of the Incorporator is H. Edward Maull, Jr., of Maull & Maull, P.A., 8 East Market Street, Georgetown, Sussex County, Delaware 19947-0590.

SIXTH: The power of the Incorporator are terminated upon the filing of this Certificate of Incorporation. The names and mailing addresses of those persons who are to serve as Directors until their successors are elected and qualify are as follows:

HILDA LANKFORD	R.D. #1, BOX 153 MILTON, DE 19968
----------------	--------------------------------------

JOY HEARN	R.D. #1, SYLVAN ACRES MILTON, DE 19968
-----------	---

SEVENTH: ~~The Directors shall have the power to make and to alter or amend the By-Laws, unless such power is specifically reserved to the membership by a majority of the membership at any annual meeting; and to authorize and cause to be executed mortgages and liens without limit as to amount, upon the property of this Corporation.~~

PAGE 7 - COI - SYLVAN ACRES HOMEOWNERS ASSOCIATION

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PAGE 9 - COI - SYLVAN ACRES HOMEOWNERS ASSOCIATION

members, trustees, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervent in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law) or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1954 (or the corresponding provision of any future United States Internal Revenue Law). Notwithstanding any other provision of these articles this Corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the purposes of this corporation.

PAGE 10 - COI - SYLVAN ACRES HOMEOWNERS ASSOCIATION

I, THE UNDERSIGNED, for the purpose of forming a Corporation under the Laws of the State of Delaware, do make, file and record this Certificate, and do certify that the facts herein stated are true; and I have accordingly hereunto set my hand and seal this 3rd day of April, A.D. 1987, at Georgetown, Sussex County, Delaware.

WITNESS:

Regina A. Conway  
WITNESS

H. Edward Maull, Jr. (SEAL)  
H. EDWARD MAULL, JR.

PAGE 11 - COI - SYLVAN ACRES HOMEOWNERS ASSOCIATION

STATE OF DELAWARE \*  
\* SS.  
COUNTY OF SUSSEX \*

BE IT REMEMBERED, That on this 3rd day of April, -----, A.D. 1987, personally appeared before me, the Subscriber, a Notary Public for the State and County aforesaid, H. EDWARD MAULL, JR., Party to the foregoing Certificate of Incorporation, known to me personally to be such, and I having first made known to him the contents of said Certificate, did acknowledge that he signed, sealed and delivered the same as his voluntary act and deed, and he did depose that the facts herein stated were truly set forth.

GIVEN Under my Hand and Seal of Office, the day and year aforesaid.

*Regina A. Concedo*  
NOTARY PUBLIC

A circular notary seal for Regina A. Concedo, Notary Public for the State of Delaware. The seal contains the text "REGINA A. CONCEDO", "NOTARY PUBLIC", and "STATE OF DELAWARE" around the perimeter.