

SUPPLEMENT TO PARAGRAPH 3.
ARTICLES OF INCORPORATION
WALNUT RIDGE HOME OWNERS ASSOCIATION, INC.

3. The corporation is incorporated under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania for the following purpose or purposes:

To provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property consisting of 40 acres more or less situate at the intersection of Kepler Road and Buchert Road, Lower Pottsgrove Township, Montgomery County, Pennsylvania, as more particularly described in Deed dated February 24, 1975, recorded with the Montgomery County Recorder of Deeds in Deed Book 4008 , page 163 , and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose 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 that certain Declaration of Covenants, Conditions, and Restrictions, hereinafter called the Declaration, applicable to the property and recorded or to be recorded in the Office of the Recorder of Deeds of Montgomery County, at Norristown, Pa., in Deed Book 4143, page 209 and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) Fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; 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, lease, transfer, dedicate for public use, or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) Borrow money, and with the assent of three-fourths of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell, or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by three-fourths of each class of members, agreeing to such dedication, sale or transfer;

3-1-77:14 1892

(f) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania by law may now or hereafter have or exercise. The corporation does not contemplate pecuniary gain or profit incidental or otherwise.

9. Membership - Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, 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 shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.
10. Voting Rights - The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each Lot owned. When more than one person holds an 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 (as defined in the Declaration), and shall be entitled to three votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(b) on September 20, 1986.

11. Board of Directors - The affairs of this Association shall be managed by a Board of five Directors, who need not be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association.

At the first annual meeting the members shall elect three directors for a term of one year, and two directors for a term of two years; and at each annual meeting thereafter the members shall elect directors for a term of two years.

12. Dissolution - The Association may be dissolved with the assent given in writing and signed by not less than three-fourths 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 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.
13. Amendments - Amendment of these Articles shall require the assent of 75 percent of the entire membership.

