

ARTICLES OF INCORPORATION  
AND  
AMENDMENTS

Woodland Pond  
Homeowners' Association, Inc.

received  
9/15/95  
WEC

ARTICLES OF INCORPORATION

OF

WOODLAND POND HOMEOWNERS ASSOCIATION, INC.

I form a non-stock corporation under the provisions of Chapter 10, The Virginia Non-Stock Corporation Act, of Title 13.1 of the Code of Virginia of 1950, as amended, and to that end set forth the following:

ARTICLE I

The name of the corporation is:

WOODLAND POND HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

(a) The purposes for which the corporation is organized are to transact any and all lawful affairs, not required to be specifically stated in the Articles of Incorporation, for which corporations may be incorporated under Chapter 10 of Section 13.1 of the Code of Virginia of 1950, as amended.

(b) Notwithstanding any of the provisions of these Articles, the Corporation shall not carry on any other activities not permitted to be carried on: (1) by a corporation exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue Law), or (2) by a corporation, contributions to which are deductible under Section 170(c) 2 of the Internal Revenue Code of 1954 (or the corresponding provisions of any future United States Internal Revenue Law).

ARTICLE III

The members of the corporation shall be those set forth in its by-laws and elected to membership by a majority vote of the directors.

ARTICLE IV

(i) The Post Office address with street and number:

MINOR, SAUNDERS, CARY & PATTERSON  
9100 Arboretum Parkway, Suite 300  
P.O. Box 35651  
Richmond, Virginia 23235-0651

(ii) The name of the City or County in which it is located is the COUNTY OF CHESTERFIELD.

The name of its initial registered agent at that office is Gary B. Patterson, who is a resident of Virginia and a member of the Virginia State Bar.

ARTICLE V

The number of directors constituting the initial Board of Directors is three (3), and the names and addresses of the persons who are to serve as the initial directors are:

|               |   |
|---------------|---|
| Wesley Sisson | 11105 Rabbit Ridge Road<br>Chesterfield, VA 23832 |
| Sandra Ridout | 9861 Waterfowl Flyway<br>Chesterfield, VA 23832   |
| R. C. Wickham | 11702 Old Squaws Lane<br>Chesterfield, VA 23832   |

The number of directors may be increased or decreased according to provisions contained in the By-Laws. All additional or successor directors shall be elected by those

serving at the time of the election as directors of the corporation.

ARTICLE VI

The corporation is and shall remain independent of any other organization, association or corporation.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 8<sup>th</sup> day of January, 1993.

  
\_\_\_\_\_  
Gary B. Patterson  
Incorporator

# WOODLAND POND LAKEFRONT ASSOCIATION

The most important amenity and perhaps the center point in Woodland Pond is the lake. It covers 125 surface acres with approximately twelve acres in the dam, spillway, boat ramp, picnic area, and contiguous parcels. The lake is a private lake for members to use expressly for the purpose of boating, sailing, canoeing, fishing, ice skating or similar recreational uses. Water quality is excellent and the lake has a healthy fish population.

Maintenance and use of the lake is overseen by a voluntary board whose organization and membership form the "Woodland Pond Lakefront Association." The sole purpose of the Lakefront Association is to maintain the integrity of the lake and to provide a safe and proper environment for its members' use. Please feel free to contact a board member if you have any questions about the lake. We encourage you to become involved in the work of the Association.

## MANDATORY MEMBERSHIP

Membership in the Lakefront Association is automatic and mandatory for all Woodland Pond lot owners. There are two (2) classes of membership:

"Class A," (owners of lots fronting the lake who are entitled to one [1] vote), and

"Class B," (owners of lots not fronting the lake who are entitled to one-half [1/2] vote).

"Class B" members may elect to withdraw from the Lakefront Association by notifying the owner (Midlothian Enterprises, Inc.) or the Lakefront Association in writing, thereby forfeiting any privilege of using the lake or its developed areas (picnic facilities).

Membership may be reactivated at any subsequent time by providing written notice and agreeing to abide by the Bylaws and Charter of the Association and paying all necessary dues. The Woodland Pond Association Declaration of Covenants, Restrictions and Conditions, are recorded in the Clerk's office of the County of Chesterfield, Virginia, in Deed Book 1739, page 1208. A copy of the covenants is included as part of this disclosure package.

### LAKEFRONT ASSOCIATION DUES

Annual dues of the Lakefront Association are \$100. Mail dues payment, along with your name, address, and telephone number to:

**Woodland Pond Lakefront Association**  
P.O. Box 286  
Chesterfield, VA 23832

## USE OF THE LAKE

Access and use of the lake shall be for members and their immediate families. All guests must be accompanied by a member. Gasoline motors are not permitted to be used on the lake, and boats must be 18 feet or less and propelled with manual or electric power. Only boats owned by Woodland Pond property owners are allowed on the lake. All Virginia game and fishing laws apply when using the lake.

Architectural structures such as docks, piers, etc. shall be approved by the Architectural Control Committee. No alcoholic beverages may be consumed while on the lake, and no domesticated waterfowl or livestock shall be set upon or maintained on the lake. Use of the lake is limited to the daylight hours, normally sunrise to sunset.

# Commonwealth of Virginia



## STATE CORPORATION COMMISSION

*Richmond,* January 11, 1993

*This is to Certify that the certificate of incorporation of*

WOODLAND POND HOMEOWNERS ASSOCIATION, INC.

*was this day issued and admitted to record in this office  
and that the said corporation is authorized to transact its  
business subject to all Virginia laws applicable to the  
corporation and its business. Effective date:* January 11, 1993



*State Corporation Commission*

*William J. Bridge*

*Clerk of the Commission*

Pursuant to 13.1.752 and 13.1.914 of the Code of Virginia (Domestic Corporations), and 13.1.768 and 13.1.930 (Foreign Corporations), each assessed corporation must pay its annual registration fee to the Commission on or before April 1 of each year.

*Payment must be received at the Commission by April 1 to avoid imposition of the statutory penalty. -postmarks cannot be considered.*



COMMONWEALTH OF VIRGINIA - STATE CORPORATION COMMISSION  
NOTICE OF ASSESSMENT OF REGISTRATION FEE

072253 PS 23235-383940 6 0 4960-1210 - 000001216759  
216759-000001-072253

WOODLAND POND HOMEOWNERS ASSOCIATION, INC.  
GARY B. PATTERSON  
MINOR, SAUNDERS, CARY & PATTERSON  
9100 Arboretum Pkwy - Ste 300  
PO Box 35651  
Richmond, VA 23235-0651

SEND TO:  
STATE CORPORATION COMMISSION  
CORPORATE OPERATIONS DIVISION  
P.O. BOX 85022  
RICHMOND, VA 23261-5022  
(804) 371-9733

*William T. Bridg*

CLERK OF THE COMMISSION

**YOUR FILE COPY**

CORPORATE ID.  
0403351-0 1994

FAILURE TO PAY ON OR BEFORE APRIL 1 WILL RESULT IN THE CORPORATION HAVING TO PAY A PENALTY OF 10% OR \$10.00 WHICHEVER IS GREATER, IN ADDITION TO THE ASSESSMENT. FAILURE TO PAY BEFORE SEPTEMBER 1 WILL RESULT IN THE CORPORATION AUTOMATICALLY LOSING ITS RIGHT TO CONDUCT BUSINESS IN VIRGINIA. THIS IS THE ONLY NOTICE OF ASSESSMENT REQUIRED BY LAW.

2041040403351094000025005

Detach Payment Notice Along This Perforation

|   |                |
|---|----------------|
| MAKE CHECKS PAYABLE TO:<br>TREASURER OF VIRGINIA<br>(Please do not send cash) |                |
| REGISTRATION FEE  | \$ 25.0        |
| PRIOR YEARS BALANCE   | \$ 0.0         |
| PENALTY AFTER APRIL 1   | \$             |
| <b>TOTAL AMOUNT DUE</b>   | <b>\$ 25.0</b> |