

IN WITNESS WHEREOF we have signed these Articles of Incorporation on this

2nd day of September, 1954.

WITNESS:

Kathryn M. Rosenbaum

Theodore E. Fletcher

Kathryn M. Rosenbaum

Charles T. Crouch (SEAL)

Kathryn M. Rosenbaum

Josephine M. Crouch (SEAL)

STATE OF MARYLAND, TALBOT COUNTY, to wit:--

I HEREBY CERTIFY that on this 2nd day of September 1954, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Talbot, personally appeared Theodore E. Fletcher, Charles T. Crouch and Josephine M. Crouch and severally acknowledged the foregoing Articles of Incorporation to be their respective act.

WITNESS my hand and Notarial Seal the day and year last above written.

Peggy C. [Signature]
Notary Public



FIFTH: The Corporation is not authorized to issue any capital stock.

SIXTH: The management of the Corporation shall be vested in a Board of Governors consisting of not less than three members. Theodore E. Fletcher, Charles T. Crouch and Josephine M. Crouch shall act as such until the first annual meeting or until their successors are duly chosen and qualified in accordance with the By-Laws.

SEVENTH: The following provisions are hereby adopted for the purpose of defining, limiting, and regulating the powers of the Corporation and of the Board of Governors and Members:

(a) The Board of Governors may, by a majority vote, adopt such By-Laws as may be deemed necessary for the proper government of this Corporation and the management of the property and affairs thereof, and may by like vote alter or amend the same from time to time.

(b) The Board of Governors of the Corporation is hereby empowered to determine the terms of admission to membership and the amount and time of payment of fees and dues of members in any manner not inconsistent with the By-Laws.

(c) No contract or other transaction between this corporation or any other corporation, and no act of this corporation, shall in any way be affected or invalidated by the fact that any of the Board of Governors of this Corporation are peculiarly or otherwise interested in, or are directors or officers of, such other corporations; any governor or director individually or any firm of which any member of the Board of Governors may be a member, may be a party to, or may be peculiarly or otherwise interested in, any contract or transaction of this Corporation, provided that the fact that he or such firm is so interested shall be disclosed or shall have been known to the Board of Governors or a majority thereof; and any member of the Board of Governors of this corporation who is also a director or officer of such other Corporation or who is so interested may be counted in determining the existence of a quorum of any meeting of the Board of Governors of this Corporation, which shall authorize any such contract or transaction, and may vote thereat to authorize any such contract or transaction, with like force and effect as if he were not such director or officer of such other corporation, or not so interested.

EIGHTH: The duration of the corporation shall be perpetual.

Merchandise, implements, and other personal property or equipment of every kind.

(e) To purchase, lease or otherwise acquire, hold, develop, improve, mortgage, sell, exchange, let, or in any manner encumber, or dispose of real property wherever situated.

(f) To loan or advance money with or without security, without limit as to amount; and to borrow or raise money for any of the purposes of the Corporation and to issue bonds, debentures, notes or other obligations of any nature, and in any manner permitted by law, for money so borrowed or in payment of property purchased, or for any other lawful consideration, and to secure the payment thereof and of the interest thereon, by mortgage upon, or pledge or conveyance or assignment in trust of, the whole or any part of the property of the Corporation, real or personal, including contract rights, whether at the time owned or thereafter acquired; and to sell, pledge, discount or otherwise dispose of such bonds, notes, or other obligations of the Corporation for its corporate purposes.

(g) To carry on any of the businesses hereinbefore enumerated for itself, or for account of others, or through others for its own account, and to carry on any other business which may be deemed by it to be calculated, directly or indirectly, to effectuate or facilitate the transaction of the aforesaid objects or businesses, or any of them, or any part thereof, or to enhance the value of its property, business or rights.

The foregoing enumeration of the purposes, objects and business of the Corporation is made in furtherance, and not in limitation, of the powers conferred upon the Corporation by law, and is not intended, by the mention of any particular purpose, object or business, in any manner to limit or restrict the generality of any other purpose, object or business mentioned, or to limit or restrict any of the powers of the Corporation. The Corporation is formed upon the articles, conditions and provisions herein expressed, and subject in all particulars to the limitations relative to corporations which are contained in the general laws of this State.

FOURTH: The post office address of the principal office of the Corporation in this State is 123 N. Washington Street, Easton, Maryland. The resident agent of the Corporation is Charles T. Crouch, whose post office address is 123 N. Washington Street, Easton, Maryland. Said resident agent is a citizen of the State of Maryland and actually resides therein.

ARTICLES OF INCORPORATION

OF

RIO VISTA BEACH CLUB, INC.

THIS IS TO CERTIFY:

FIRST: That we, the subscribers, THEODORE E. FLETCHER, whose post office address is Log Haven, Easton, Maryland, CHARLES T. CROUCH, whose post office address is 123 N. Washington St., Easton, Maryland, and JOSEPHINE M. CROUCH, whose post office address is Trappe, Maryland, all being at least twenty-one years of age, do under and by virtue of the General Laws of the State of Maryland authorizing the formation of corporations, associate ourselves with the intention of forming a corporation by the execution and filing of these articles.

SECOND: That the name of the corporation (which is hereinafter called the "Corporation") is:

RIO VISTA BEACH CLUB, INC.

THIRD: The purposes for which the Corporation is formed are as follows:

To organize, operate and maintain an association composed of the owners and/or occupants of those lots used for residential purposes in the Rio Vista Development, St. Michaels District, Talbot County, Maryland, said association to be operated exclusively for community betterment purposes, and no part of the net earnings of which is to inure to the benefit of any member or other individual.

For the general purposes aforesaid, and limited to those purposes, the Corporation shall have the following powers and purposes:

(a) To promote such moral, spiritual, social, athletic, recreations and community activities and interests as may be conducted, sponsored or encouraged by the membership of said association;

(b) To perpetually hold, maintain, improve and beautify, without profit to itself, the Community Landing and Recreation Area of the Rio Vista Development and such other real estate as it may acquire in said Rio Vista Development.

(c) To administer and enforce any or all of the reservations, restrictions, covenants, agreements and provisions effecting said Rio Vista Development.

(d) To manufacture, purchase or otherwise acquire, hold, mortgage, pledge, sell, transfer, or in any manner encumber or dispose of goods, wares,

STATE OF MARYLAND

I hereby certify that this is a true and complete copy of the 5 page document on file in this office. DATED 4/5/2024
STATE DEPARTMENT OF ASSESSMENTS AND TAXATION

BY Karen Franze, Custodian
This stamp replaces our previous certification system: Effective 6/95

ARTICLES OF INCORPORATION

OF

RIO VISTA BEACH CLUB, INC.

approved by the State Tax Commission of Maryland September 3, 1954 and
received for record September 3, 1954 at 9:00 o'clock A. M. as
in conformity with law and ordered recorded.

A 10012

Deeley K. Rice
John Edward Lopez
Commissioner

Recorded in Liber 472, folio 164, one of the Charter Records of the State Tax Commission of Maryland.

Capital - none

Increase of Capital

Bonus tax paid \$ 20.00 Recording fee paid \$ 10.00

To the clerk of the Circuit Court for Talbot County

