

CERTIFICATE OF INCORPORATION  
OF  
UNIVERSITY HEIGHTS IMPROVEMENTS ASSOCIATION OF  
BALTIMORE CITY, INC.

received for record May 15, 1945 at 1.45 o'clock P. M., and approved  
by the State Tax Commission of Maryland as in conformity  
with law and ordered recorded.

A 2570

*Ann C. Williams*  
*[Signature]*

Recorded in Liber 185, folio 457, one of the Charter Records of the State Tax  
Commission of Maryland.

Capital No Stock

~~Reserve Fund~~

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

CERTIFICATE OF INCORPORATION  
OF  
UNIVERSITY HEIGHTS IMPROVEMENT ASSOCIATION  
OF BALTIMORE CITY, INC.

THIS IS TO CERTIFY:

FIRST: That we, the subscribers, Williard G. Waters, whose post office address is, 3643 North Charles Street, Charles M. Williams, whose post office address is, 2613 North Charles, and J. Harry Philbin, whose post office address is, 2825 North Charles Street, Baltimore, Maryland, all being of full legal age, do under and by virtue of the General Laws of the State of Maryland, authorizing the formation of corporations, do hereby associate ourselves with the intention of forming a corporation.

SECOND: That the name of the corporation (which herein after called corporation) is

UNIVERSITY HEIGHTS IMPROVEMENTS ASSOCIATION  
OF BALTIMORE CITY, INC.

THIRD: That the nature of the business or objects or purposes proposed to be transacted, promoted or carried on are:

To promote the general welfare of that section of Baltimore City, bounded on the South by the North side of Twenty-fifth Street, on the East by the East side of Guilford Avenue, thence North to 30th Street, thence East on the South side of 30th Street, to the East side of Abel Avenue, thence to the North side of University Parkway, thence west on 29th Street, thence to the West side of Maryland Avenue, thence South to the North side of Twenty-fifth Street, and

To secure a compliance with and prevent a violation of any of the restrictions applicable to that portion of said section.

In general, to carry on any business with the foregoing, and to have and exercise all the powers conferred by the laws of

the State of Maryland upon corporations and to do any or all of the things hereinbefore set forth to the same extent as natural persons might or could do.

The foregoing clauses shall be construed both as objects and powers, and it is hereby expressly provided that the foregoing enumeration of specific powers shall not be held to limit or restrict in any manner the powers of this corporation.

FOURTH: The post office address or the place at which the principal office of the corporation in this State will be located is 2643 North Charles Street, Baltimore, 18, Maryland. The resident agent of the corporation is Williard G. Waters, whose post office address is 2643 North Charles Street, Baltimore, Maryland. Said resident agent is a citizen of the State of Maryland.

FIFTH: The corporation shall have three Directors, and Williard G. Waters, Charles M. Williams, and J. Harry Philbin, shall act as such until the first annual meeting or until their successors and/or additions thereto are duly chosen and qualified.

SIXTH: The corporation shall have no capital stock.

SEVENTH: The Board of Directors of the corporation is hereby empowered to fix and collect annual membership dues for the support of the corporation, and to authorize the expenditure of same to promote the general welfare of that section of the City as set forth in Section Three, and for any expenses that may be necessary towards carrying out the objects and purposes of the said corporation, subject to such limitations and restrictions, if any, as may be set forth in the By-laws of the corporation.

As Witness the hands and seals of the said Incorporators this 14 day of May, 1945.

TEST:

Campbell Sullivan

Williard G. Waters (SEAL)  
Williard G. Waters

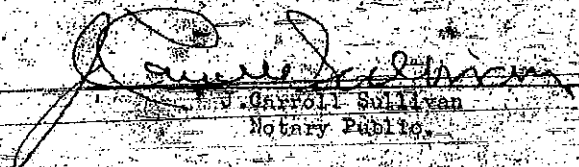
Charles M. Williams (SEAL)  
Charles M. Williams

J. Harry Philbin (SEAL)  
J. Harry Philbin

STATE OF MARYLAND, BALTIMORE CITY, to wit:

I, hereby certify that on this 14 day of May in the year 1945, before me, the undersigned, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid personally appeared Williard C. Waters, Charles M. Williams and J. Harry Philbin, the Incorporators named in the foregoing Certificate of Incorporation and they acknowledged the foregoing Certificate of Incorporation to be their act.

Witness my hand and Notarial Seal

  
Carroll Sullivan  
Notary Public

Director of Assessments

University Heights Improvement Association of Baltimore City, Inc.  
changing its name to  
The Chesapeake Village Civic Association, Inc.

Approved and received for record by the State Department of Assessments and Taxation  
of Maryland at \_\_\_\_\_ o'clock, \_\_\_\_\_ M. as in conformity  
with law and ordered recorded.

A 5369

Recorded in Liber \_\_\_\_\_ folio \_\_\_\_\_ one of the Charter Records of the State  
Department of Assessments and Taxation of Maryland.

Bonus tax paid \$ \_\_\_\_\_ Recording fee paid \$ \_\_\_\_\_

To the clerk of the \_\_\_\_\_ Court of \_\_\_\_\_

IT IS HEREBY CERTIFIED that the within instrument, together with all indorsements thereon,  
has been received, approved and recorded by the State Department of Assessments and Taxation  
of Maryland.

AS WITNESS my hand and seal of the said Department at Baltimore.



UNIVERSITY HEIGHTS IMPROVEMENT ASSOCIATION OF BALTIMORE CITY, INC.

ARTICLES OF AMENDMENT

UNIVERSITY HEIGHTS IMPROVEMENT ASSOCIATION OF BALTIMORE CITY, INC., A Maryland corporation having its principal office in Baltimore City, Maryland (hereinafter called the Corporation), hereby certifies to the State Department of Assessments and Taxation of Maryland, that:

FIRST: The charter of the Corporation is hereby amended by striking out UNIVERSITY HEIGHTS IMPROVEMENT ASSOCIATION OF BALTIMORE CITY, INC. of the articles of incorporation and inserting in lieu thereof the following:

The name of the corporation shall be THE CHARLES VILLAGE CIVIC ASSOCIATION INC.

SECOND: The Board of Directors of the Corporation, at a meeting duly convened and held on February 6, 1968, adopted a resolution in which was set forth the foregoing amendment to the charter, directing that the said amendment was advisable and directing that it be submitted for action thereon at a regular meeting of the members of the Corporation to be held on February 7, 1968.

THIRD: Notice setting forth the said amendment of the charter and stating that a purpose of the following meeting of the members would be to take action thereon, was given as required by law, to all members present at the regular meeting of the membership held on February 7, 1968.

FOURTH: The amendment to the charter of the Corporation as hereinabove set forth was approved by the members of the Corporation at the regular meeting of the Association on March 12, 1968.

FIFTH: The amendment of the charter of the Corporation as hereinabove set forth has been duly advised by the Board of Directors and approved by the members of the Corporation.

IN WITNESS WHEREOF, UNIVERSITY HEIGHTS IMPROVEMENT ASSOCIATION OF BALTIMORE CITY, INC. has caused these presents to be signed in its name and on its behalf by its President and its corporate seal to be hereunto affixed and attested by its Secretary on August 20, 1968.

  
Attest:

UNIVERSITY HEIGHTS IMPROVEMENT ASSOCIATION  
OF BALTIMORE CITY, INC.

  
Harold E. Smith, President

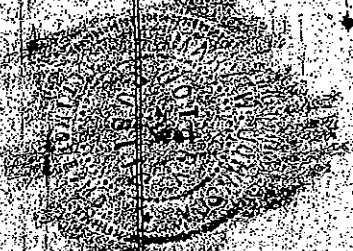
Attest:

By Jeanette Gambill  
Jeanette Gambill, Secretary

I HEREBY CERTIFY that on 22nd August, 1968, before me the  
subscriber, a notary public of the State of Maryland, in and for the city  
of Baltimore, personally appeared Harold Gambill, President of  
University Heights Improvement Association of Baltimore City, Inc., a  
Maryland Corporation and in the name and on behalf of said corporation acknowl-  
edged the foregoing Articles of Amendment to be the corporate act of said  
corporation; and at the same time personally appeared Jeanette Gambill  
and made oath in due form of law that she was secretary of the meeting  
of the members of said corporation at which the amendment of the charter  
of the corporation therein set forth was approved, and that the matters  
and facts set forth in the said Articles of Amendment are true to the  
best of her knowledge, information and belief.

WITNESS my hand and notarial seal, the day and year last above  
written.

Mary W. Johnson  
Mary W. Johnson, Notary Public



CORPORATE ARTICLES OF AMENDMENT

(1)

2001 MAR 20 11:55

90400 NANN000

(2) The Charles Village Civic Association

a Maryland corporation hereby certifies to the State Department of Assessments and Taxation of Maryland that:

(3) The charter of the corporation is hereby amended as follows:

The Certification of the Charter designated THIRD shall be deleted. In its place, the following new language has been adopted which henceforth shall serve as the Certification designated THIRD:

The purpose of this corporation is to represent the interests of the residents within the boundaries of the Charles Village Civic Association in working with businesses, institutions, and government to preserve, enhance, and promote the quality of living in the historic neighborhood of Charles Village in Baltimore City, and to preserve its architectural integrity.

The geographic area encompassed by the Charles Village Civic Association shall have as its Northern boundary the Southwest side of University Parkway from the Easternmost part of University Parkway at 33rd St. to Charles Street. The boundary will run along the East side of Charles Street from University Parkway to Art Museum Drive. The boundary will run along Art Museum Drive from Charles Street to Wyman Park Drive. The boundary will run along Wyman Park Drive from Art Museum Drive to Howard Street. The boundary will run along Howard Street from 29th Street to 20th Street. It will run along 20th Street from Howard Street to Calvert Street. It will run along Calvert Street from 20th Street to 25th Street. The boundary will run along 25th Street from Calvert Street to the West side of Greenmount Avenue. The boundary will run along the West side of Greenmount Avenue from 25th Street to the South side of 33rd Street. It will run along the South side of 33rd Street from Greenmount Avenue until it meets University Parkway. Both sides of each street are included within the boundaries unless otherwise specified.

The Corporation shall carry out its responsibilities in accordance with Bylaws adopted by the members of the Charles Village Civic Association.

This amendment of the charter of the corporation has been approved by

(4) the directors and membership.

We the undersigned President and Secretary swear under penalties of perjury that the foregoing is a corporate act.

(5) [Signature]  
Corresponding Secretary James P. Casey

(5) [Signature]  
President John Spurrier

(6) Edward R. K. Hargadon  
Resident Agent  
3021 Guilford Avenue  
Baltimore, MD 21218

ID # 000214627 ACK # 1000317172000000  
LIBER # 800242 FOLIO: 0499 PAGES 0002  
THE CHARLES VILLAGE CIVIC ASSOCIATION  
INC.

03/20/2001 AT 11:55 A WO # 0000429388

Resident Agent  
Always be the President

Address of CUBA  
USE THIS FORM ONLY FOR CORPORATIONS  
Principal Office



**\*\* KEEP WITH DOCUMENT \*\***

STATE OF MARYLAND  
DEPARTMENT OF REVENUE AND TAXATION  
BUSINESS ID: 00000000000000000000  
WORK ORDER: 00000000000000000000  
DATE: 03-21-2001 08:17 AM  
AMT. PAID: \$20.00

00000000000000000000

DOCUMENT CODE 09 BUSINESS CODE \_\_\_\_\_

# D00214627

Close \_\_\_\_\_ Stock \_\_\_\_\_ Nonstock \_\_\_\_\_

P.A. \_\_\_\_\_ Religious \_\_\_\_\_

Merging (Transferor) \_\_\_\_\_

Surviving (Transferee) \_\_\_\_\_

**FEE'S REMITTED**

Base Fee: 20  
Org. & Cap. Fee: \_\_\_\_\_  
Expedite Fee: \_\_\_\_\_  
Penalty: \_\_\_\_\_  
State Recordation Tax: \_\_\_\_\_  
State Transfer Tax: \_\_\_\_\_  
Certified Copies: \_\_\_\_\_  
Copy Fee: \_\_\_\_\_  
Certificates: \_\_\_\_\_  
Certificate Fee: \_\_\_\_\_  
Other: \_\_\_\_\_

TOTAL FEES: 20

Credit Card \_\_\_\_\_ Check  Cash \_\_\_\_\_

Documents on \_\_\_\_\_ Checks \_\_\_\_\_

APPROVED BY: [Signature]

KEYED BY: \_\_\_\_\_

COMMENT(S): \_\_\_\_\_

(New Name) \_\_\_\_\_

- \_\_\_\_\_ Change of Name
- \_\_\_\_\_ Change of Principal Office
- \_\_\_\_\_ Change of Resident Agent
- \_\_\_\_\_ Change of Resident Agent Address
- \_\_\_\_\_ Resignation of Resident Agent
- \_\_\_\_\_ Designation of Resident Agent and Resident Agent's Address
- \_\_\_\_\_ Change of Business Code

\_\_\_\_\_ Adoption of Assumed Name

Other Change(s) Articles prepared  
Clause

CODE \_\_\_\_\_

ATTENTION: \_\_\_\_\_

MAIL TO ADDRESS: \_\_\_\_\_

Edward P.K. Hargadon

3021 Guilford Avenue

Baltimore, MD 21218