

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, 2643 North Charles Street, Charles M. Williams, whose post office address is, 2613 North Charles, and J. Harry Philbin, whose post office address is, 2625 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 themselves with the intention of forming a corporation.

SECOND: That the name of the corporation (which hereinafter 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

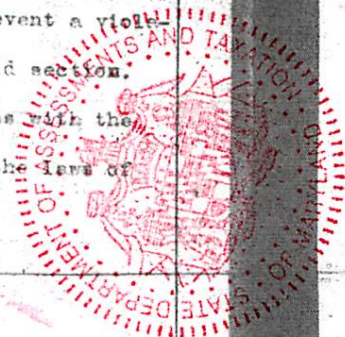
To secure a compliance with and prevent a violation of any of the restrictions applicable to that portion of said section.

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

STATE OF MARYLAND

I hereby certify that this is a true and complete copy of the
page document on file in this office. DATED 3/24/21
STATE DEPARTMENT OF ASSESSMENTS AND TAXATION

BY: Shirley G. Carter Custodian
This stamp replaces our previous certification system: Effective 6/95



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 2648 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/or 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:

O. Carroll Sullivan

Williard G. Waters (SEAL)
Williard G. Waters

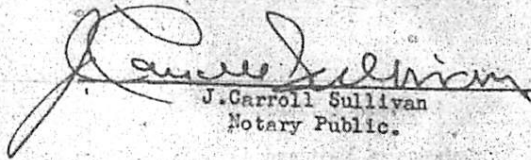
Charles M. Williams (SEAL)
Charles M. Williams

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 subscriber, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid personally appeared Williard G. 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


J. Carroll Sullivan
Notary Public.

454

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

Anne C. Kitchin
[Signature]

Recorded in Liber 185, folio 451, one of the Charter Records of the State Tax
Commission of Maryland.

Capital No Stock

~~XXXXXXXXXXXX~~

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

15-11-45-45