

CERTIFICATE OF INCORPORATION

OF

THE NORTH BALTIMORE PROTECTIVE AND IMPROVEMENT ASSOCIATION, INC.

THIS IS TO CERTIFY:

FIRST: That we, the subscribers, HOWARD T. MATTINGLY, whose post office address is 308 East 33rd Street, Baltimore, Maryland, JAMES R. BROWN, JR., whose post office address is 216 Homewood Terrace, Baltimore, Maryland, and LAWRENCE B. FENNEMAN, whose post office address is 3523 North Calvert 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, associate ourselves with the intention of forming a corporation.

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

THE NORTH BALTIMORE PROTECTIVE AND IMPROVEMENT ASSOCIATION, INC.

THIRD: The purposes for which the corporation is formed and the business or objects to be carried on and promoted by it are as follows:

(a) To organize, operate and conduct a civic, improvement, and protective association, exclusively for non-profitable purposes, no part of the net earnings of which is to inure to the benefit of any member.

(b) To promote the general welfare, to maintain and promote the general attractiveness and improve the conditions of, to maintain and increase the value of properties in that section of North Baltimore in the general vicinity of Johns Hopkins University at Homewood, to protect the mutual interests of the residents and property owners thereof and the churches and institutions therein, to encourage community interest therein, and to promote and advance the interests of the City of Baltimore in civic matters generally.

(c) In the promotion of the general interest and welfare of the property owners and residents of that section of Baltimore referred to in paragraph (b) to cooperate in the prevention and abatement of any nuisances or undesirable structures, buildings, houses and unsightly objects of any kind and generally to support any enterprise or object deemed beneficial to it and to oppose any enterprise or object deemed prejudicial to that section of Baltimore hereinbefore referred to.

(d) To promote and encourage the execution by owners of properties in the said section of agreements or covenants for the accomplishment of the said objects and purposes.

(e) To solicit and disburse money for the carrying out and accomplishment of any and all the foregoing objects and purposes and all other objects and purposes of the corporation.

(f) To contract, associate or affiliate with other corporations or associations having similar objects and purposes.

(g) To purchase or otherwise acquire, hold, mortgage, pledge, sell, transfer or in any manner encumber or dispose of personal property of any and every kind.

(h) 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.

(i) To acquire by gift, subscription, loan, advancement or otherwise, to hold, use and employ as investments, or for any other purpose, and to sell, dispose of or otherwise deal in any moneys, bonds or other evidence of indebtedness and any shares of capital stock created and issued by any corporation or corporations whatsoever.

(j) To make contracts, incur liabilities and borrow money for its corporate purposes; to make, accept, endorse, execute and issue promissory notes, mortgages, bills of exchange, bonds, debentures and other obligations for the purchase of property, or for any other corporate purposes whatsoever, and to secure the same by mortgage, deed of trust, pledge or otherwise.

(k) To carry on any of the businesses, objects, and purposes 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 place at which the principal office of the Corporation in this State will be located is 54 Iglehart Building, 100 St. Paul Street, Baltimore 2, Maryland. The resident agent of the Corporation is Lawrence B. Penneman, whose post office address is 3523 North Calvert Street, Baltimore, Maryland. Said resident agent is a citizen of the State of Maryland and actually resides therein.

WALTER E. KENNEDY, OWEN F. MONAHAN, LAWRENCE B. FENNEMAN, JAMES R. BROWN, JR., WILLIAM G. STOCKHAUSEN, and MRS. MARIE BAUERNSCHMIDT shall act as such until the first annual meeting or until their successors are duly chosen and qualified. The number of directors may be changed in such lawful manner as the by-laws may from time to time provide.

SIXTH: The Corporation shall have no capital stock. It is not to be conducted for profit, but is to be maintained and supported by subscriptions and dues assessed upon the membership from time to time, or by contributions received therefrom. The following shall be the first members of the Corporation: JOSEPH J. PHILBIN, HOWARD T. MATTINGLY, DR. JOSEPH L. VALENTINI, WALTER E. KENNEDY, OWEN F. MONAHAN, LAWRENCE B. FENNEMAN, JAMES R. BROWN, JR., WILLIAM G. STOCKHAUSEN, and MRS. MARIE BAUERN-SCHMIDT. Members may resign or be removed; vacancies may be filled and additional members elected as provided in the by-laws.

SEVENTH: The Corporation reserves the right to make, from time to time, any amendments of its Charter which may now or hereafter be authorized by law.

EIGHTH: The duration of the Corporation shall be perpetual.

IN WITNESS WHEREOF, we have signed this Certificate of Incorporation on the 22nd day of March, 1948.

WITNESS:
Vera Davis
VERA DAVIS

Howard T. Mattingly
Howard T. Mattingly
James R. Brown, Jr.
James R. Brown, Jr.
Lawrence B. Fenneman
Lawrence B. Fenneman