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State of Delaware

31655PG0276 PAGE 1

Office of the Secretary of State

I, EDWARD J. FREEL, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF INCORPORATION OF "YORK FARMS MAINTENANCE CORPORATION", FILED IN THIS OFFICE ON THE EIGHTH DAY OF JULY, A.D. 1994, AT 9 O'CLOCK A.M.

A CERTIFIED COPY OF THIS CERTIFICATE HAS BEEN FORWARDED TO THE NEW CASTLE COUNTY RECORDER OF DEEDS FOR RECORDING.

RECORDED
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JUL 17 1994



Edw J Freel

Secretary of State

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AUTHENTICATION

DATE

07-08-94

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STATE OF DELAWARE
SECRETARY OF STATE
DIVISION OF CORPORATIONS
FILED 09-09 AM 07:06 1994
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**CERTIFICATE OF INCORPORATION
OF
YORK FARMS MAINTENANCE CORPORATION**

FIRST: The name of the corporation is York Farms Maintenance Corporation (the "Corporation").

SECOND: The registered office of the Corporation in the State of Delaware is located at 18 Shea Way, Suite 116, Delaware Industrial Park, New Castle County, Newark, Delaware 19713, and its registered agent at that address is the Corporation itself.

THIRD: The objects and purposes of the Corporation are to transact, promote and carry on, any and all things herein mentioned as fully and to the same extent as natural persons might or could do and in any part of the world, viz:

To maintain in good condition the private streets, private open spaces, stormwater runoff facilities and stormwater management facilities shown on the Record Minor Subdivision Plan of York Farms of record in the Office of the Recorder of Deeds in and for New Castle County and State of Delaware in Microfilm No. 10467 (the "Plan"); in accordance with the Declaration by York Farms Associates, Inc., a Delaware corporation, dated February 1, 1991 and of record in the Office aforesaid in Deed Book 1142, Page 139; to levy and collect assessments for the purpose of maintaining said private streets, private open spaces, stormwater runoff facilities and stormwater management facilities; and generally to carry on any business or undertaking incidental to the foregoing.

In general to carry on any other business in connection therewith not forbidden by the laws of the State of Delaware, and with all the powers conferred upon a corporation by the laws of the State of Delaware.

To do any or all of the things herein set forth to the same extent as natural persons might or could do, and in any part of the world, as principal, agent, contractor, trustee, or otherwise and either alone or in company with others.

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FOURTH: This Corporation shall be a membership corporation without capital stock and not organized for profit.

The classification, rights and conditions of membership of this Corporation shall be such as may be stated from time to time in the By-Laws, provided, however, record owners of the lots shown on the Plan shall be members of this Corporation by virtue of such ownership.

In liquidation or dissolution, either voluntary or involuntary, the net assets of the Corporation shall be dedicated or distributed to an appropriate public agency to be devoted to purposes as nearly as practicable the same as those to which such assets were required to be devoted by the Corporation. In the event that such dedication or distribution is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to the purposes and uses that would most nearly reflect the purposes and uses to which such assets were required to be devoted by the Corporation.

FIFTH: There shall be one vote for each lot shown on the Plan. The record owner of each lot shall have one vote. When more than one person holds such interest in any lot, all such persons shall be members, provided, however, that in no event shall more than one vote be cast with respect to any lot. If any owner owns more than one lot, he shall have one vote for each lot owned.

SIXTH: The name and mailing address of the Incorporator are as follows:

NAME	ADDRESS
John M. Bloom, IV	Delaware Trust Building 902 Market Street 13th Floor Wilmington, DE 19801

SEVENTH: This Corporation is to have perpetual existence.

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EIGHTH: The private property of the incorporator, members, directors and officers shall not be subject to the payment of corporate debts to any extent whatever.

NINTH: The By-Laws of the Corporation shall provide for the direction of the affairs of the Corporation and for such assessments, fines, dues and rules for the admission of members as may be deemed advisable.

TENTH: The business and affairs of the Corporation shall be governed and controlled by a Board of Directors of not less than three (3) directors, as the By-Laws provide, who shall be elected annually by the members of the Corporation in such power and authority as may be provided by the By-Laws.

In furtherance and not in limitation of the powers conferred by the laws of the State of Delaware, the Board of Directors of this Corporation is expressly authorized to make, alter and amend the By-Laws of this Corporation and to authorize and cause to be executed notes, bonds, mortgages and liens upon any property, real or personal, of this Corporation. This Corporation may by its By-Laws confer such additional powers upon the Board of Directors as the laws of the State of Delaware may permit.

ELEVENTH: The officers of this Corporation shall be President, Vice-President, Secretary, Treasurer and such other officers as may be provided by the By-Laws. Said officers shall be elected annually in such a manner and with such powers and authority as may be provided in the By-Laws.

TWELFTH: This Corporation reserves the right to amend, alter change or repeal any provision contained in this Certificate of Incorporation in the manner now or hereafter prescribed by law and all rights conferred on directors, officers or members herein are granted subject to this reservation.

THIRTEENTH: A director of the Corporation shall not be personally liable to the Corporation or its members for monetary damages for breach of fiduciary duty as a director, except for liability: (i) for any breach of the director's duty of loyalty to the Corporation or its members; (ii) for acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law; (iii) under Section 174 of the General Corporation Law of the State of Delaware; or (iv) for any

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transaction from which the director derived any improper personal benefit. If the General Corporation Law of the State of Delaware is amended to authorize corporate action further eliminating or limiting the personal liability of directors, then the liability of a director of this Corporation shall be eliminated or limited to the fullest extent permitted by the General Corporation Law of the State of Delaware, as so amended. Any repeal or modification of this Article by the members of the Corporation shall not adversely effect any right or protection of a director of the Corporation existing at the time of such repeal or modification.

I, the undersigned, being the incorporator for the purpose of forming a corporation pursuant to the General Corporation Law of Delaware, and the acts amendatory thereof and supplemental thereto, do make and file this Certificate of Incorporation, hereby declaring and certifying that the facts stated herein are true and accordingly hereunto have set my hand and seal this 16th day of June, 1994.

 (SEAL)
John M. Bloxom, IV, Incorporator