

COMMONWEALTH OF PENNSYLVANIA

MAR 30 2004

3212213

ARTICLES OF INCORPORATION

OF

WATERFORD CROSSING COMMUNITY ASSOCIATION

THE UNDERSIGNED, desiring to form a nonprofit corporation in compliance with the requirements of Section 5306 of the Pennsylvania Nonprofit Corporation Law of 1988, hereby certifies that:

1. The name of the Corporation is:

Waterford Crossing Community Association

2. The location and post office address, including street and number, of the initial registered office of the Corporation in the Commonwealth of Pennsylvania is:

762 East Main Street
2nd Floor
Lansdale, PA 19446
(Montgomery County)

3. The Corporation is incorporated under the Nonprofit Corporation Law of 1988 to act as a Community Association under the By-Laws of the Corporation and under the Declaration of Covenants, Conditions and Restrictions (the "Declaration") for certain real property with improvements erected thereon, located in Towamencin Township, Montgomery County, Pennsylvania and known as Waterford Crossing, a Planned Community ("Waterford"); to manage and operate the common areas of Waterford; to further the interests and well being of the members of the Corporation with respect to matters involving Waterford; and for any other purpose incidental to the accomplishment of the foregoing as permitted by the Pennsylvania Nonprofit Corporation Law of 1988.

4. The Corporation does not contemplate pecuniary gain or profit, incidental or otherwise.

5. The term for which the corporation is to exist is perpetual.

6. The Corporation is organized upon a nonstock basis.

7. The Corporation shall have members. Every person or entity who is a record owner of any lot in Waterford, including Non-Uniform Units as that term is defined in the Declaration, shall be a member of, and have voting rights in, the Corporation. Membership is appurtenant to, and inseparable from, ownership of a lot or a Non-Uniform Unit in Waterford.

8. The name and address, including street and number, of the sole incorporator is:

Gina C. Monaco
2000 Market Street, 10th Floor
Philadelphia, PA 19103-3291

IN WITNESS WHEREOF, the undersigned Incorporator has signed these Articles of Incorporation this 29th day of March, 2004.



Gina C. Monaco, Incorporator