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ARTICLES OF INCORPORATION of SAWYERS CLUSTER ASSOCIATION

We hereby associate to form a non-stock corporation under the provisions of Chapter 2 of Title 13.1 of the Code of Virginia, and to that end set forth the following:

1. The name of the corporation is to be **SAWYERS CLUSTER ASSOCIATION**.
2. The purpose or purposes for which the corporation is organized are:
 - a. To take title to, hold, maintain, improve and beautify, without profit to itself, for the use in common of all the members thereof, their families, guests, and invitees, such parking areas, streets, open spaces, paths and other facilities as from time to time may be conveyed to it pursuant to a Deed of Resubdivision and Rededication to be records in the Clerks' Office of Fairfax County, Virginia, or pursuant to any subsequent deed resubdividing the land as aforesaid; to enforce the covenants, restrictions, reservations, servitudes, profits, licenses, conditions, agreements, asements, and liens provided in the Deed of Resubdivision and Rededication or any subsequent deed to be enforced by the corporation; and to assess, collect, and disburse the charges under said Deed, or subsequent deed, all in the manner set forth in, and subject to the provisions of, the said Deed or subsequent deed.
 - b. To do any and all lawful things and acts that the corporation may from time to time, in its discretion, deem to be for the benefit of the property shown in blocks 1 and 2 RESTON, Section 50 on the plat attached to the Deed of Resubdivision and Rededication to be recorded among the land records of Fairfax County, Virginia, or on any subsequent plat filed pursuant to the provisions of said Deed (hereafter referred to as the "Property") and the owners and inhabitants thereof or advisable, proper, or general welfare of the owners and inhabitants thereof.
3. Provisions for the regulations of the internal affairs of the corporation are:
 - a. The corporation is not organized for pecuniary profit, not shall it have the power to issue certificates of stock or pay dividends, and no part of the net earnings or assets of the corporation shall be distributed, upon dissolution or otherwise, to any individual. The corporation may pay compensation in reasonable amounts to its members, directors, or officers, for services, including pensions.
 - b. The following shall be members of the corporation:
 - i. Gulf Reston, Inc., a Delaware corporation (which, together with any successor to all or substantially all of its business of developing the community of Reston, is referred to herein as the "Developer of Reston") and
 - ii. All persons owning of record any dwelling unit of the Property (except a person taking title as security for the payment of money or the performance of an obligation).
 - iii. No person (other than the Developer of Reston) shall be a member of the corporation after he ceases to be the owner of record of any dwelling on the property.
4. The management of the affairs of the corporation shall be vested in the directors. Only members of the corporation, their spouses, and designees of Gulf Reston, Inc. shall be eligible to act as directors of the corporation. The length of the initial term of each of the directors constituting the initial Board of Directors is set forth in paragraph 6 below. The first election of directors by the members of

the corporation shall be held at the first annual meeting of the members. The directors elected by the members at the first election of the directors and thereafter, shall be elected for a term of two years and until their respective successors are elected. Any vacancy occurring in the initial Board of Directors by the affirmative vote of the remaining directors, though less than a quorum of the Board of Directors, or by a sole remaining director, and if not previously so filled, shall be filled at the next succeeding meeting of members of the corporation. Any director elected to fill a vacancy shall serve as such until the next annual meeting at which time the vacancy shall be filled for the time remaining in the term vacated by a vote of the membership as provided by the by-laws.

5. The post office address of the initial registered office of the corporation is 11440 Isaac Newton Square, N., Reston, Virginia, 22090. The name of the City or County in which the initial registered office is located is the County of Fairfax. The name of the corporation's initial registered agent is Stephen R. Clineburg, who is a resident of the State of Virginia, a member of the Virginia State Bar, an initial member of the Board of Directors, and whose business office is the same as the registered office of the corporation.

6. The number of directors constituting the current Board of Directors is five, and the names, addresses, and length of term of the persons serving as the current directors may be found elsewhere in this handbook.



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