



COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

Office of the Clerk

June 12, 2019

1906050563

MILENA VALDESPOU
130 W PLUME STREET
NORFOLK, VA 23510

RECEIPT

RE: The Tides at Newmarket Creek Condominium
Association, Inc.
ID: 0845314 - 4
DCN: 19-05-30-6309

Dear Customer:

This is your receipt for \$75.00, to cover the fees for filing articles of incorporation with this office.

The effective date of the certificate of incorporation is June 12, 2019.

If you have any questions, please call (804) 371-9733 or toll-free in Virginia, 1-866-722-2551.

Sincerely,

Joel H. Peck
Clerk of the Commission

CORPRCPT
NEWCD
CISEMM

From: SCCeFile
Sent: Thursday, May 30, 2019 1:49 PM
To: eFile_Operations
Subject: 1905306309 - The Tides at Newmarket Creek Condominium Association, Inc.

190530 6309

Document Control No.: 190530 6309

Document Type: Articles of Incorporation (New Virginia Nonstock Corporation)
Company Name: The Tides at Newmarket Creek Condominium Association, Inc.
Name Distinguishable?: Yes No
Conflict ID _____

Requested Processing: Regular

Evidence Return: Email

Submitted Date: 05/30/2019 01:49 PM
Amount Paid to SCC: \$75.00

Contact Name: MILENA VALDESPOU
Firm Name:
Address: 130 W. PLUME STREET
City/State/Zip: Norfolk, Virginia 23510
Country: United States of America
Phone: (757) 517-3010
Email: milena@evalaw.net

CHARTER FEE _____
FILING FEE _____
EXPEDITE FEE(S) _____
TOTAL FEES _____
INITIALS/DATE _____

50
25
75
KEP, 6/11/19

Special Effective Date/Time _____
INDUSTRY CODE: _____
SEND COPY TO: _____

0845314-4

COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

AT RICHMOND, JUNE 12, 2019

The State Corporation Commission has found the accompanying articles submitted on behalf of

The Tides at Newmarket Creek Condominium
Association, Inc.

to comply with the requirements of law, and confirms payment of all required fees. Therefore, it
is ORDERED that this

CERTIFICATE OF INCORPORATION

be issued and admitted to record with the articles of incorporation in the Office of the Clerk of
the Commission, effective June 12, 2019.

The corporation is granted the authority conferred on it by law in accordance with the articles,
subject to the conditions and restrictions imposed by law.

STATE CORPORATION COMMISSION

By



Judith Williams Jagdmann
Commissioner

ARTICLES OF INCORPORATION
OF
THE TIDES AT NEWMARKET CREEK CONDOMINIUM ASSOCIATION, INC.

In compliance with the requirements of Chapter 10 of Title 13.1 of the Code of Virginia of 1950, as amended, the undersigned this day, for the purpose of forming a non-stock, non-profit corporation, does hereby certify:

ARTICLE I

Name

The name of the corporation is The Tides at Newmarket Creek Condominium Association, Inc., hereinafter called the "Association".

ARTICLE II

Purpose and Powers of the Association

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purpose for which it is formed is to provide for maintenance, preservation, management, operating and architectural control of the condominium known as THE TIDES AT NEWMARKET CREEK CONDOMINIUM, located in the City of

Hampton, Virginia, and the Units and Common Elements (as defined in the Declaration hereinafter mentioned) to be provided for within that certain tract of property described in the Declaration of Condominium of The Tides at Newmarket Creek Condominium (heretofore and hereinafter referred to as "Declaration") and any amendments thereto, recorded or to be recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia; and to promote the health, safety and welfare of the residents within that certain Condominium Property (as defined in the Declaration) and for these purposes to:

(1) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, as the same may be amended from time to time as therein provided, said Declaration being, by this reference, incorporated herein as if set forth at length; and, subject to any limitations set forth in the Declaration, to exercise the powers hereinafter enumerated;

(2) Enforce the covenants, restrictions, easements, charges and liens provided for in the Declaration to be enforced by the Association;

(3) Fix, levy, collect and enforce payment of by any lawful means, all charges or assessments pursuant to the terms of the

Declaration and By-laws of the Association; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the Condominium Property;

(4) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of, real or personal property in connection with the affairs of the Association;

(5) Borrow money, and mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred; and

(6) Have and exercise any and all powers, rights and privileges which a corporation organized under the aforesaid statutes of the Commonwealth of Virginia by law may now or hereafter have or exercise.

ARTICLE III

Membership

(1) The Association shall be organized without any capital stock.

(2) Every Unit Owner (as that term is defined in the Declaration) shall automatically become a member upon his acquisition of title to any Unit (as that term is defined in the Declaration) and said membership shall terminate automatically upon said Unit Owner being divested of title to such Unit, regardless of the means by which such ownership may be divested. The Declarant of the Condominium shall constitute the sole member of the Association, until such time as the Declaration has been placed or recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, and some other person has become a Unit Owner, whereupon Declarant shall continue as a member with reference to any Unit which it continues to own.

(3) No member shall have the power to convey, assign, mortgage, hypothecate or transfer in any manner, except as an appurtenance to his Unit, any part of, or any interest in, the Association or the real property or other funds and assets of the Association.

(4) The Association shall have one class of members. The voting by the members of the Association shall be on the basis set forth in the By-laws. The vote allocated to each Unit shall not be divisible.

ARTICLE IV
Board of Directors

The affairs of this Association shall be managed by a board of directors, who need not be members of the Association. The number of directors shall be fixed by, and may be changed by amendment of, the By-laws. The directors shall be elected by the members.

ARTICLE V
Mergers and Consolidations

Subject to the provisions of the Declaration and to the extent permitted by law, the Association may participate in mergers and consolidations with other non-profit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of more than two-thirds of the votes of the members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be mailed to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

ARTICLE VI
Registered Agent

The post office address of the initial registered office is 130 W. Plume Street, Norfolk, Virginia 23510. The name of the

city in which the initial registered office is located is Norfolk. The name of the initial registered agent is Elwood C. Isley, Jr., who is a resident of Virginia and a member of the Virginia State Bar, and whose business address is the same as the initial registered office of the Association.

ARTICLE VII
INITIAL DIRECTORS

The number of directors constituting the initial board of directors shall be three (3), and the names and addresses of the persons who shall serve as initial directors are as follows:

<u>Name</u>	<u>Address</u>
Robert Kirkland	503 Open Greens Court Virginia Beach, Virginia 23462
Russell Clark	616 Village Drive, Suite G Virginia Beach, Virginia 23454
Stuart S. Gray	616 Village Drive, Suite G Virginia Beach, Virginia 23454

ARTICLE VIII
Duration

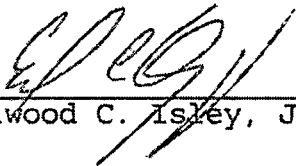
The Association shall exist perpetually.

ARTICLE IX

Amendment

Amendment of these articles may be made in the manner prescribed by the applicable statutes of the Commonwealth of Virginia.

DATED this 29th day of May, 2019.

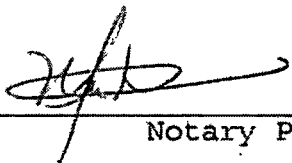


Elwood C. Isley, Jr., Incorporator

COMMONWEALTH OF VIRGINIA,
CITY OF NORFOLK, to-wit:

I, Milena Valdespou, a Notary Public in and for the City and State aforesaid, do hereby certify that ELWOOD C. ISLEY, JR., whose name is signed to the foregoing Articles of Incorporation of The Tides at Newmarket Creek Condominium Association, Inc., bearing date on the 29th day of May, 2019, personally appeared before me and acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand this 29th day of May, 2019.



Notary Public

My Commission Expires: 3/31/22

Registration No:

