Exhibit 3

ARTICLES OF INCORPORATION

OF

SNOWDON POND AT MONTPELIER HOMEOWNERS ASSOCIATION, INC.

FIRST: The undersigned, whose post office address is 8965 Guilford Road, Suite 290, Columbia, Maryland 21046, being at least eighteen (18) years of age, does hereby form a corporation under the general laws of the State of Maryland.

SECOND: The name of the corporation (hereinafter referred to as the "Association") is:

SNOWDON POND AT MONTPELIER HOMEOWNERS ASSOCIATION, INC.

THIRD: The post office address of the principal office of the Association in this State is c/o Trafalgar House Residential, Maryland, 8965 Guilford Road, Suite 290, Columbia, Maryland 21046.

FOURTH: The name and post office address of the Resident Agent of the Association in this State is Thomas H. Lawrence, 8965 Guilford Road, Suite 290, Columbia, Maryland 21046. Said Resident Agent is an individual citizen of Maryland actually residing in the State of Maryland.

FIFTH: The Association does not contemplate pecuniary gain or profit to inure to the benefit of the members thereof and no part of the net earnings of the Association shall inure to the benefit of any member or individual (except that reasonable compensation may be paid for services rendered). The specific purposes for which the Association is formed are to provide for: (i) the use, improvement, maintenance, operation and repair of the residence lots and the Association property within all that certain property described in Exhibit A attached hereto and made a part hereof and such Additional Property described in the Declaration of Covenants, Conditions and Restrictions made by Snowdon Pond at Montpelier Homeowners Association, Inc., dated of even date, and recorded, or intended to be recorded, among the Land Records of Prince George's County, State of Maryland (hereinafter called the "Declaration"), as may be subjected to the Declaration including any improvements and amenities located thereon; (ii) the promotion of the health, safety, pleasure, recreation and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for their purpose to:

(a) 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 incorporated

herein as if set forth herein;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses or assessments pursuant to the terms of the Declaration; 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 property of the Association;

(e) 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;

(d) Borrow money, and with the assent of two-thirds (2/3) of the votes of each class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the Association property to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless first approved by Prince George's County and an instrument has been signed by two-thirds (2/3) of each class of members agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and common property provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) Grant such easements upon, over, under, and across the Association property for sewer, water, storm water drainage, gas, electric and telephone lines and for such other public utilities as are proper and convenient for the use and enjoyment of the buildings erected and to be erected in the subdivision of the property, which subdivision is known or is to be known as "SNOWDON POND AT MONTPELIER”;

(h) Grant easements and/or licenses for ingress and egress over the Association property for trash collection, snow removal, police protection and such other purposes as are proper for the use and benefit of the owners of houses erected and to be erected on the afore described property.

(i) Have and to exercise any and all powers, rights, and privileges which a non-profit corporation organized under the Corporation Laws of the State of Maryland by law may now or hereafter have or exercise;

SIXTH: The Association shall not be authorized to issue any capital stock. Every person or entity who is a record Owner of the fee simple title in any lot which is subject by covenants of record to assessment by the Association, or, if such lot is subject to a reversion reserved in a lease redeemable pursuant to Title 8 of the Real Property Article, Annotated Code of Maryland, the owner of the leasehold interest, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association.

SEVENTH: The Association shall have two classes of voting membership.

Class A. Class A members shall be all Owners, with the exception of the Declarant, (as used in these Articles of Incorporation the term "Declarant" shall have the meaning set forth in the Declaration) and shall be entitled to one (1) vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they, among themselves, determine, but in no event shall more than one (1) vote be cast with respect to any lot.

Class B. Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the first to occur of either of the following events:

(a) When the total votes outstanding in the Class A membership equals the total votes outstanding in the Class B membership. Provided, however, the Class B Membership shall be revived (and the Declarant shall again be entitled to three (3) votes for each lot owned by the Declarant) during any periods of time occurring before the tenth anniversary of the date of the Declaration, when by reason of the annexation of additional land as a part of the Association property additional lots owned by the Declarant exist which, when added to the other lots then owned by the Declarant, would result in the Declarant having more than 50% of the votes of the Association were the Declarant to have three votes for each lot owned by the Declarant instead of only a single vote for each lot owned by the Declarant; or

(b) On the tenth anniversary date of the Declaration.

EIGHTH: (a) The affairs of this Association shall be managed by a Board of three (3) Directors, which number nay be changed pursuant to the By-Laws, but shall never be less than three (3). The Directors need not be members of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

Thomas H. Lawrence
8965 Guilford Road, Suite 290
Columbia, Maryland 21046

Brooks R. Palmer
8965 Guilford Road, Suite 290
Columbia, Maryland 21046

Michael J. Lance
8965 Guilford Road, Suite 290
Columbia, Maryland 21046

(b) At the first annual meeting, the members shall elect one (1) Director for a term of one (1) year, one (1) Director for a term of two (2) years, and one (1) Director for a term of three (3) years. As the initial term of each Director expires, the members shall elect one (1) successor Director for a term of three (3) years.

(c) The Directors shall exercise their powers and duties in good faith and with a view to the best interests of the Association. No contract or other transaction between the Association and one or more of its Directors, or between the Association and any other corporation, firm or association in which one or more of the Directors of this Association are directors and officers or are pecuniarily or otherwise interested, is either void or voidable because such Director or Directors are present at the meeting of the Board or any committee thereof which authorizes or approves the contract or transaction, or because his or their votes are counted for such purpose, if any of the conditions specified in any of the following paragraphs exist:

(1) the fact that the common directorate or interest is disclosed or known to the Board of Directors or a majority thereof or noted in the Minutes, and the Board authorizes, approves, or ratifies such contract or transaction in good faith or by a vote sufficient for the purpose; or

(2) the fact of the common directorate or interest is disclosed or known to the members, or a majority thereof, and

they approve or ratify the contract or transaction in good faith by a vote sufficient for the purpose; or

(3) the contract or transaction is commercially reasonable to the Association at the time it is authorized, ratified, approved or executed.

(d) Common or interested Directors may be counted in determining the presence of a quorum of any meeting of the Board or committee thereof which authorizes, approves or ratifies any contract or transaction, and may vote thereat to authorize any contract or transaction with like force and effect as if he were not such Director or Officer of such other corporation, or not so interested.

NINTH: The initial Board of Directors of the Association wi11 have the right to establish By-Laws for the governing of affairs of the Association. Said By-Laws shall provide for an annual meeting of the members of the Association and shall accordingly affix a time for such meetings. Said By-Laws may be amended by the vote of two-thirds (2/3) of each class of members cast in person or by proxy at any membership meeting of the Association duly called for the purpose.

TENTH: The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is not accepted, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ELEVENTH: To the maximum extent that Maryland law in effect from time to time permits limitation of the liability of the directors and officers, no director or officer of the Association shall be liable to the Association or its stockholders for money damages. Neither the amendment nor the repeal of this Article, nor the adoption or amendment of any other provision of the Charter or By-Laws inconsistent with this Article shall apply to or affect in any respect the applicability of the preceding sentence with respect to any act or failure to act which occurred prior to such amendment, repeal or adoption.

TWELFTH: Amendment of these Articles shall require the assent of seventy-five percent (75%) of its entire membership, except that so long as there shall be Class B membership, a majority of the

Class B members alone, without the need for the assent of the Class A members, may amend these Articles to provide that as long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration or any successor agencies thereto: Annexation of additional property; mergers and consolidations; mortgaging of Association property; dedication of Association property; dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this Association, under the laws of the State of Maryland, I have executed these Articles of Incorporation and have acknowledged same to be my act this 23rd day of February, 1993.

WITNESS:

Thomas H. Lawrence