

State of Delaware
Secretary of State
Division of Corporations
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CERTIFICATE OF INCORPORATION OF
BURNBRAE CONDOMINIUM ASSOCIATION

THE UNDERSIGNED, for the purpose of incorporating and organizing a corporation under and pursuant to the provisions of the General Corporation Law of the State of Delaware, does hereby certify as follows:

Article I

Name. The name of the Corporation is Burnbrae Condominium Association (the "Corporation" or the "Association").

Article II

Duration. The Corporation shall have perpetual duration.

Article III

Registered Agent and Office. The initial registered office of the Corporation is ⁴¹ Foxtail Ct., Newark, New Castle County, Delaware 19711 and the name of the Corporation's initial registered agent at such address is James P. Campbell, Jr..

Article IV

Purposes and Powers. The purpose of the Corporation is to engage in any lawful act or activity for which corporations may be organized under the General Corporation Law of the State of Delaware. In way of explanation and not of limitation are:

(1) to buy or otherwise acquire, sell, or otherwise dispose of, mortgage, or otherwise encumber, exchange, lease, hold, use, operate, and otherwise deal in and with real, personal, and mixed property of all kinds and any right or interest therein for any purpose of the Corporation;

(2) to borrow money for any purpose, as may be limited by the Bylaws;

(3) to enter into, make, perform, or enforce contracts of every kind and description, and to do all other acts necessary, appropriate, or advisable in carrying out any purpose of the Corporation, with or in association with any other association, corporation, or other entity or agency, public or private;

(4) to act as agent, trustee, or other representative of other corporations, firms, or individuals, and, as such, to advance the business or ownership interests of such corporations, firms, or individuals;

(5) to adopt, alter, and amend or repeal such Bylaws as may be necessary or desirable for the proper management of the affairs of the Corporation; provided, however, such Bylaws may not be inconsistent with or contrary to any provisions of the Declarations; and

(6) the foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers which may now or hereafter be allowed or permitted by law; and the powers specified in each of the paragraphs of this Article IV are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provision of this Article IV.

Article V

Board of Directors. The business and affairs of the Corporation shall be conducted, managed, and controlled by a Board of Directors. The Board may delegate such operating authority to such companies, individuals, or committees as it, in its discretion, may determine.

Article VI

Dissolution. The Corporation may be dissolved only as provided by the laws of the State of Delaware.

Article VII

Incorporator. The name and address of the incorporator (the "Incorporator") are as follows: James P. Campbell, Jr., ~~44~~ Foxtail Ct.; Newark, DE 19711. The powers of the Incorporator shall terminate upon the filing of this Certificate of Incorporation.

Article VII

Liability. The private property of the Incorporator, members, directors and officers of the Corporation shall not be subject to the payment of corporate debts to any extent whatsoever.

Article IX

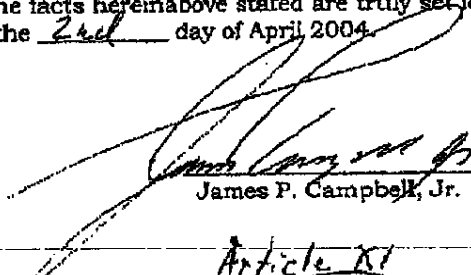
A. Limitation of Liability. To the fullest extent that the General Corporation Law of the State of Delaware, as the same exists or may hereafter be amended, permits elimination or limitation of the liability of directors, no director of the Corporation shall be liable to the Corporation or its members for monetary damages for any breach of his or her fiduciary duty as a director.

B. Indemnification. To the fullest extent that the General Corporation Law of the State of Delaware, as the same exists or may hereafter be amended, empowers a corporation to indemnify directors, officers, employees or agents of the Corporation, the Corporation shall have the power to indemnify and hold harmless its directors, officers, employees or agents, to such extent and in such manner as permitted by statute, provided for in the By-laws, provided for by any liability insurance purchased by the Corporation, or provided for by contract or agreement, or otherwise.

Article X

Amendments. The Corporation reserves the right at any time, and from time to time, to amend, alter, change or repeal any provision contained in this Certificate of Incorporation, and other provisions authorized by the laws of the State of Delaware at the time in force may be added or inserted, in the manner now or hereafter prescribed by law; and all rights, preferences and privileges of whatsoever nature conferred upon the corporation, directors or any other persons whomsoever by and pursuant to this Certificate of Incorporation in its present form or as hereafter amended are granted subject to the rights reserved in this Article X.

IN WITNESS WHEREOF, I, the undersigned, being the Incorporator hereinabove named, do hereby further certify that the facts hereinabove stated are truly set forth, and, accordingly, I have hereunto set my hand and seal as of the 2nd day of April 2004.

 (SEAL)
James P. Campbell, Jr.

Article XI

The amount of total authorized capital stock of this Corporation is no par value, ~~1000~~ shares.
1500

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STATE OF DELAWARE
CERTIFICATE FOR RENEWAL
AND REVIVAL OF CHARTER

Burnbrae Condominium Association, (hereinafter to be known as Burnbrae Maintenance Association), a corporation organized under the laws of Delaware, the charter of which was voided for non-payment of taxes, now desires to procure a restoration, renewal and revival of its charter, and hereby certifies as follows:

1. The name of this corporation is Burnbrae Condominium Association but shall hereinafter be known as Burnbrae Maintenance Association.
2. Its registered office in the State of Delaware is located at 92 Read's Way, Suite 100, New Castle, DE 19720. The name and address of its registered agent is Emory Hill Real Estate Services, Inc.
3. The date of filing of the original Certificate of Incorporation in Delaware was October 6, 1988.
4. The date when restoration, renewal and revival of the charter of this company is to commence is the 28th day of February, 1992 same being prior to the date of the expiration of the charter. This renewal and revival of the charter of this corporation is to be perpetual.
5. This corporation was duly organized and carried on the business authorized by its charter until the 1st day of March, 1992, at which time its charter became inoperative and void for non-payment of taxes and this certificate for renewal and revival is filed by authority of the duly elected directors of the corporation in accordance with the laws of the State of Delaware.
6. The original Certificate of Incorporation was filed under the name "Burnbrae Condominium Association". However, since the corporation became void and inoperative for non-payment of taxes, another corporation organized under the laws of the State of Delaware has adopted that name. Accordingly, the corporation hereby adopts the new name of "Burnbrae Maintenance Corporation" pursuant to 8 Del. C. §312(f).

IN TESTIMONY WHEREOF, and in compliance with the provisions of Section 312 of the General Corporation Law of the State of Delaware, as amended, providing for the renewal, extension and restoration of charters, the undersigned authorized officer of the above named corporation hereunto sets his hand to this certificate this 19th day of August, 2005.

By:

Shay Leon
Shay Leon, President