



2013010213

GUILFORD CO, NC FEE \$26.00
PRESENTED & RECORDED:

02-18-2013 11:19:57 AM

JEFF L. THIGPEN
REGISTER OF DEEDS
BY: MEREDITH A APPLE
DEPUTY-GB

BK: R 7447

PG: 2707-2710

Prepared by and return to:
Johnston, Allison & Hord, P.A. (CTW)
1065 East Morehead Street
Charlotte, NC 28204

STATE OF NORTH CAROLINA

MERGER OF SADDLE BROOK
TOWNS HOA, INC., and
SADDLE BROOK FLATS HOA, INC.

4^m

COUNTY OF GUILFORD

THIS MERGER OF PLANNED COMMUNITIES (this "Merger") is made and entered into effective as of the 18th day of February, 2013 (the "Effective Date"), by and between Saddle Brook Towns HOA, Inc., a North Carolina non-profit corporation (the "Merging HOA"), and Saddle Brook Flats HOA, Inc., a North Carolina non-profit corporation (the "Surviving HOA").

WITNESSETH:

WHEREAS, the Merging HOA and the Surviving HOA are both associations for planned communities organized under and governed by the North Carolina Planned Community Act (Chapter 47F of the North Carolina General Statutes); and

WHEREAS, the Lot Owners to which are allocated at least eighty percent (80%) of the votes in each association and planned community have agreed to merge and consolidate the two associations and planned communities; and

WHEREAS, this Merger is being recorded pursuant to Section 47F-2-121(b) of the North Carolina Planned Community Act.

NOW, THEREFORE, in consideration of the premises set forth herein, the Merging HOA and the Surviving HOA hereby agree as follows:

1. The Recitals above are hereby incorporated into this Merger.

2. Merger. The Merging HOA, organized under Articles of Incorporation filed by the North Carolina Secretary of State on June 13, 2006, has agreed to merge with the Surviving HOA, organized under Articles of Incorporation filed by the North Carolina Secretary of State on June 13, 2013. The Surviving HOA shall be the surviving company of the merger, with the corporate existence of the Merging HOA to cease and the corporate existence of the Surviving HOA to continue. The foregoing merger shall become effective as of February 18, 2013 (the "Effective Date").

3. Governance, Bylaws. The Surviving HOA shall operate in accordance with its existing governing documents, including the Declaration of Covenants, Conditions, Reservations and Restrictions for Saddle Brook (One Story Towns) recorded in Book 6568, at Page 691, in the Office of the Register of Deeds of Guilford County, North Carolina (as the same may have been amended from time to time, the "Surviving Declaration"), and the Bylaws of Saddle Brook Flats HOA. Inc., dated July 6, 2006.

4. Membership and Voting Rights. The membership and voting rights in the Surviving HOA shall be as set forth in the Surviving Declaration.

5. Termination of Merging HOA Documents. As of the Effective Date, the Declaration of Covenants, Conditions, Reservations and Restrictions for Saddle Brook (Two Story Towns) recorded in Book 6602, at Page 703, in the Office of the Register of Deeds of Guilford County, North Carolina, and the Bylaws of Saddle Brook Towns HOA. Inc., dated September 18, 2006, shall be terminated and considered of no further force and affect.

6. Any terms used in this Merger and not defined herein shall have the meanings given them in the North Carolina Planned Community Act and/or the Surviving Declaration.

[Signatures on Following Page]

IN WITNESS WHEREOF, the undersigned President of the Merging HOA and the Surviving HOA has executed this Merger to be effective as of the Effective Date and certifies that the Lot Owners to which are allocated at least eighty percent (80%) of the votes in each association have agreed to this Merger.

MERGING HOA:

SADDLE BROOK TOWNS HOA, INC.

(SEAL)

By: _____

Name: Joe Astrauckas

Title: President

STATE OF GA

COUNTY OF Fulton

This 13 day of February, 2013, personally came before me, Joe Astrauckas, being personally known to me, who being by me duly sworn, says that he is the President of SADDLE BROOK TOWNS HOA, INC.; that said writing was signed and sealed by him on behalf of said corporation, by authority duly given; and the said Joe Astrauckas acknowledged the said writing to be the act and deed of said corporation.

Julie A Carpenter
NOTARY PUBLIC
Fulton County, GEORGIA
My Comm. Expires
8/2/2016

[notarial seal]

Julie A. Carpenter

Notary Public

Print Name: Julie A. Carpenter

My Commission Expires: 8/2/16

SURVIVING HOA

SADDLE BROOK FLATS HOA, INC.

(SEAL)

By: _____
Name: Joe Astrauckas
Title: President

STATE OF GA

COUNTY OF Fulton

This 13 day of February, 2013, personally came before me, Joe Astrauckas, being personally known to me, who being by me duly sworn, says that he is the President of SADDLE BROOK FLATS HOA, INC.; that said writing was signed and sealed by him on behalf of said corporation, by authority duly given; and the said Joe Astrauckas acknowledged the said writing to be the act and deed of said corporation.

Julie A Carpenter
NOTARY PUBLIC
Fulton County, GEORGIA
My Comm. Expires
8/2/2016

[notarial seal]

Julie A. Carpenter
Notary Public
Print Name: Julie A. Carpenter

My Commission Expires: 8/2/14