

# NORTH CAROLINA

## Department of The Secretary of State

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To all whom these presents shall come, Greetings:

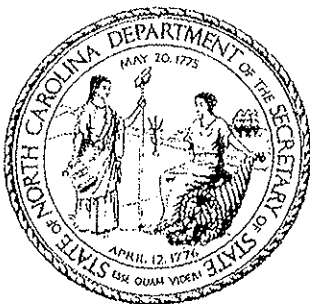
I, ELAINE F. MARSHALL, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

### ARTICLES OF INCORPORATION

OF

FOREST OAKS COMMONS HOMEOWNERS ASSOCIATION, INC.

the original of which was filed in this office on the 24th day of September, 2007.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 24th day of September, 2007

*Elaine F. Marshall*  
Secretary of State

**ARTICLES OF INCORPORATION  
OF  
FOREST OAKS COMMONS HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being of the age of eighteen years or more, does hereby make and acknowledge these Articles of Incorporation for the purpose of forming a nonprofit corporation under and by virtue of the laws of the State of North Carolina.

1. The name of the corporation is FOREST OAKS COMMONS HOMEOWNERS ASSOCIATION, INC. The corporation intends to file a Certificate of Assumed Name in Guilford County, North Carolina to do business under the name: "Stone Gables at Forest Oaks."
2. The period of duration of the corporation is perpetual.
3. The purposes for which the corporation is organized are as follows:
  - (1) To maintain, repair and replace certain common areas (also referred to as common elements) located in County of Guilford, State of North Carolina, and shown on that certain Plat for FOREST OAKS COMMONS TOWNHOMES PHASE 1, SECTION 1 recorded in Plat Book 171, Page 60, Guilford County Register of Deeds, as such Plat may be amended from time to time to annex additional property or for other reasons (the "Plat");
  - (2) To own, purchase, manage, maintain, repair and replace any or all of the equipment or other property of any type, used in connection with the functions described in Article 3 (1) above;
  - (3) To establish an orderly, equitable and efficient system of billing to pay for the expenses incurred in the furtherance of the aforesaid purposes;
  - (4) To promulgate such rules and regulations and perform such deeds and acts as are deemed necessary to achieve the aforesaid objectives and to

promote the health, safety and welfare of the members of this corporation;  
and

- (5) The transaction of any lawful activity which a corporation organized under the Nonprofit Corporation Act (North Carolina General Statutes, Chapter 55A) of the State of North Carolina by law may now or hereafter have or exercise.

4. The powers of the corporation in furtherance of the purposes set out in Article 3 above are as follows:

- (1) To exercise all of the powers and privileges and perform all of the duties and obligations of things reasonably necessary or desirable for carrying out the purposes set forth herein and for protecting the lawful rights and interests of its members in connection therewith;
- (2) To fix, levy, collect and enforce payment, by any lawful means, of all charges or assessments to members and to pay all expenses in connection therewith and all other expenses incident to the conduct of the business of the corporation, including all license fees, taxes or governmental charges levied thereon;
- (3) To 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 the real property subject to such conditions as may be agreed to by the members as provided in the bylaws;
- (4) To borrow money;
- (5) To dedicate, sell or transfer all or any part of its property to any public

27404, and the street address for the registered office is 358 South Elm Street, Greensboro, Guilford County, NC 27401; and the name of its initial registered agent at such address is A. Todd Schwarz.

10. The street address of the principal office of the corporation is c/o, 358 South Elm Street, Greensboro, Guilford County, North Carolina 27401 and the mailing address for the principal office is c/o P. O. Box 4586, Greensboro, North Carolina 27404.

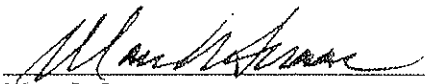
11. The number of directors constituting the initial Board of Directors shall be one (1); and the name and address of the person who is to serve as the initial director is:

<u>Name</u>	<u>Address</u>
A. Todd Schwarz	PO Box 4586 Greensboro, North Carolina 27404

12. The name and address of the incorporator is

Marc L. Isaacson, Esq.  
Isaacson Isaacson & Sheridan, LLP  
P. O. Box 1888  
Greensboro, North Carolina 27402

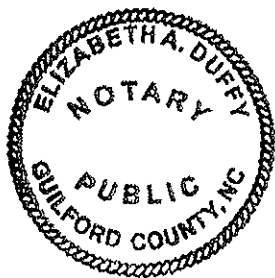
IN WITNESS WHEREOF, I have hereunto set my hand this 19 day of September, 2007.

  
\_\_\_\_\_, Incorporator  
Marc L. Isaacson

NORTH CAROLINA

GUILFORD COUNTY

I, Elizabeth A. Duffy, A Notary Public, do hereby certify that Marc L. Isaacson, Incorporator, personally appeared before me this 19<sup>th</sup> day of September, 2007, and acknowledged the due execution of the foregoing Articles of Incorporation.



Elizabeth A. Duffy (SEAL)  
Notary Public  
Printed Name: Elizabeth A. Duffy

My commission expires: June 21, 2009