

C2014 303 31867

STATE OF NORTH CAROLINA

DEPARTMENT OF THE SECRETARY OF STATE

ARTICLES OF INCORPORATION

NONPROFIT CORPORATION

**SUMMERHILL HOMEOWNERS ASSOCIATION OF GREENSBORO, INC.**

The undersigned natural person of the age of eighteen (18) years or more does hereby make and acknowledge these Articles of Incorporation for the purpose of forming a non-profit corporation under, and by virtue of, the laws of the State of North Carolina, as contained in Chapter 55A of the General Statutes of North Carolina, entitled "Non-Profit Corporation Act," and the several amendments thereto, and to that end does hereby set forth:

1. All capitalized terms not otherwise defined herein shall have the same meaning as set forth in the Declaration of Covenants, Conditions and Restrictions for **SUMMERHILL** together with all supplements or amendments thereto (the "Declaration"), which Declaration is recorded or shall be recorded in the Office of the Register of Deeds for Guilford County, North Carolina.
2. The name of the Corporation is **SUMMERHILL HOMEOWNERS ASSOCIATION OF GREENSBORO, INC.** (hereinafter referred to as the "Association").
3. The period of duration of the Association is: perpetual
4. The purposes for which the Association is organized are:
  - (a) to manage, maintain, operate, care for and administer the Common Areas, including but not limited to, any Entrance Monument, Common Areas, and to maintain the Roads in the Development prior to acceptance for maintenance by governmental authorities, as more particularly set forth in the Declaration;
  - (b) to enforce the covenants, restrictions, easements, charges and liens as provided in the Declaration and to fix, levy, assess, collect, enforce and disburse the charges and assessments created under the Declaration, all in the manner set forth in and subject to the provisions of the Declaration;
  - (c) to exercise all powers and privileges and perform all duties and obligations of the Association as set forth in the Declaration;
  - (d) to do any and all other lawful things and acts that the Association from time to time, in its discretion, may deem to be for the benefit of the Development and the Owners and inhabitants thereof or advisable, proper or convenient for the promotion of the peace, health, comfort, safety and general welfare of the Owners and inhabitants thereof; and

(e) to exercise all powers provided in Chapter 55A and 47F of the General Statutes of North Carolina in furtherance of the above-stated purposes.

5. The Association is not organized for pecuniary profit, nor shall it have any power to issue certificates of stock or pay dividends. No part of the net assets or earnings of the Association shall inure to the benefit of any private individual, firm or corporation.

6. The Association shall have members which may be divided into such-classes as shall be provided in the Bylaws and/or Declaration.

All members shall be accepted, appointed, elected or designated in the manner provided in the Bylaws and/or Declaration.

7. The address of the initial registered office shall 8008 Corporate Center Drive, Suite 300, Charlotte, NC 28226, Mecklenburg County, and the initial registered agent of the Association at such address is **Michael P. Shea**.

8. The initial address of the principal office of the Association is 8008 Corporate Center Drive, Suite 300, Charlotte, NC 28226, Mecklenburg County,

9. The business and conduct of the Association shall be regulated by a Board of Directors who shall be elected in the manner and for the terms provided in the Bylaws. The number of directors constituting the initial Board of Directors shall be two, and the names and addresses of the persons who are to serve as the initial directors are:

<u>NAME:</u>	<u>Address:</u>
Michael P. Shea	8008 Corporate Center Drive, Suite 300 Charlotte, NC 28226
Chase Kerley	8008 Corporate Center Drive, Suite 300 Charlotte, NC 28226
John Brunner	8008 Corporate Center Drive, Suite 300 Charlotte, NC 28226
Susan Lamb	8008 Corporate Center Drive, Suite 300 Charlotte, NC 28226

10. The incorporator of this Association is **Anthony P. Donato** and his address is 2016-A New Garden Road, Greensboro, NC 27410, Guilford County.

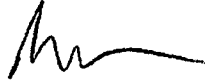
11. In the event of a dissolution and/or liquidation of the Association, all of the residual assets of the Association shall be distributed to such organizations that are exempt under §501(3) of the Internal Revenue Code of 1986 or corresponding sections of any prior or future Internal Revenue Code at the time of dissolution as shall, in the judgment of the directors, be most likely to fulfill the purposes of the Association.

12. To the extent permitted by law, no director shall be personally liable for monetary damages arising out of an action whether by or in the right of the Corporation or otherwise for breach of any duty as a Director. Further, to the extent permitted by law, the Corporation shall indemnify a director against personal liability.

IN TESTIMONY WHEREOF, the undersigned has set his hand and affixed his seal, this the 30<sup>th</sup> day of October, 2014.

SUMMERHILL HOMEOWNERS ASSOCIATION OF GREENSBORO, INC.

By: \_\_\_\_\_



Anthony P. Donato, Incorporator