

ARTICLES OF INCORPORATION

OF

MCNAIRY POINTE HOMEOWNERS ASSOCIATION, INC.

In compliance with the requirements of Chapter 55-A of the North Carolina General Statutes, the undersigned, a natural person of full age, has this day executed these Articles of Incorporation for the purpose of forming a nonprofit corporation and hereby certifies:

ARTICLE I NAME

The name of the corporation is McNairy Pointe Homeowners Association, Inc., hereinafter called the "Association."

ARTICLE II PRINCIPAL AND REGISTERED OFFICE

The principal and registered office of the Association is located at 353 Jonestown Road #198, Winston Salem, Forsyth County, North Carolina 27104.

ARTICLE III REGISTERED AGENT

Ronald C. Davis, whose address is 353 Jonestown Road #198, Winston Salem, Forsyth County, North Carolina 27104, is hereby appointed the initial registered agent of this Association.

ARTICLE IV PURPOSE AND POWERS

The Association does not contemplate pecuniary gain or profit to the Members thereof and no part of the Association's net income shall inure to the benefit of any of its officers, Executive Board members or Members or any other private individual. The purposes and objects of the Association shall be to provide for administration, maintenance, preservation and architectural control of the Lots and Common Elements within that certain tract of property described as follows:

Lying and being in Guilford County, North Carolina, and being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference or so much thereof as may be brought within the jurisdiction of the Association and any additional property which may hereafter be brought within the jurisdiction of this Association (the "Properties");

and to promote the health, safety and welfare of the residents within the above described property, in accordance with the terms and conditions of that certain Declaration of Covenants, Conditions and Restrictions for McNairy Pointe (hereinafter called the "Declaration"; unless otherwise defined, capitalized terms shall have the same meaning as set forth in the Declaration), now or hereafter made applicable to the Properties and recorded or to be recorded in the Office of the Register of Deeds of Guilford County, North Carolina, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length and for this 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.

(b) fix, levy, collect and enforce payment of, by any lawful means, all charges 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.

(c) 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 in accordance with the terms and conditions of the Declaration, 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 or transfer non-exclusive easements on, over and upon all or any part of the Common Elements for such purposes and subject to such conditions as may be agreed to by the Association's Executive Board; provided, however, no such dedication or transfer shall be effective unless an instrument executed on behalf of the Association by its duly authorized officers, agreeing to such dedication or transfer, has been recorded.

(f) pursuant to Section 47F-3-112 of the Planned Community Act and with the consent of the Members entitled to cast at least eighty percent (80%) of the votes of the Association, to dedicate or transfer fee title to all or any part of the Common Elements for such purposes and subject to such conditions as may be agreed to by the Members consenting to such dedication or transfer; provided, however, during Declarant's Development Period, Declarant must also consent to such action and, further provided that no such dedication or transfer shall interfere with or obstruct utility service to, or ingress, egress and regress to or from, the Lots or any remaining Common Elements or cause any Lot or any remaining Common Elements to fail to comply with applicable laws, regulations or ordinances.

(g) Participate in mergers and consolidations with other nonprofit corporations

organized for the same purposes provided that any such merger or consolidation shall have the assent of the Members entitled to cast at least two-thirds (2/3) of all outstanding votes.

(h) have and to exercise any and all powers, rights and privileges which a corporation organized under the Nonprofit Corporation Act of the State of North Carolina by law may now or hereafter have or exercise.

ARTICLE V MEMBERSHIP

The qualification of the Members and the manner of their admission to Membership and termination of such Membership shall be as follows:

1. All Owners and Declarant shall be Members of the Association, and no other person or entity shall be entitled to Membership.

2. Membership shall be established by the acquisition of fee title to a Lot, or by acquisition of a fee ownership interest therein, whether by conveyance, devise, judicial decree or otherwise, and the Membership of any party shall be automatically terminated upon his being divested of all title to or his entire fee ownership interest in any Lot, except that nothing herein contained shall be construed as terminating the Membership of any party who may own two or more Lots, or who may own a fee ownership interest in two or more Lots, so long as such party shall retain title to or a fee ownership interest in any Lot.

3. The interest of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his Lot. The funds and assets of the Association shall belong solely to the Association subject to the limitation that the same be expended, held or used for the benefit of the Membership and for the purposes authorized herein, in the Declaration and in the Bylaws which may be hereafter adopted.

ARTICLE VI VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A: The Class A Members shall be every person or entity who or which is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, except for Declarant or any affiliated entity, during any Period of Declarant Control. Class A Members shall be entitled to one (1) vote for each Lot owned.

Class B: Declarant shall be the Class B Member and Declarant shall be entitled to three (3) votes for each lot shown on the "Master Plan," as defined in the Declaration, as developed or to be developed as a part of McNairy Pointe which has not been conveyed by Declarant or any affiliated entity, to a Class A Member. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (i) when the total votes outstanding in the Class A membership equal or exceed the total votes outstanding in the Class B membership; however, the Class B membership shall be reinstated if thereafter, and before the time stated in subparagraph (b) below, the Master Plan is amended to add additional lots developed or to be developed as a part of McNairy Pointe sufficient to give the Class B membership a total number of votes (with the Class B membership entitled to three (3) votes for each lot shown on the Master Plan as developed or to be developed as a part of McNairy Pointe which has not been conveyed by Declarant or an affiliate of Declarant to a Class A Member) greater than those of the Class A membership; or,
- (ii) ten (10) years from the date the Declaration is recorded in the Office of the Register of Deeds, Guilford County, North Carolina.

ARTICLE VII EXECUTIVE BOARD

The affairs of this Association shall be managed by an Executive Board, the members of which need not be Members of the Association. During any Period of Declarant Control, Declarant shall have the right to appoint all of the members of the Executive Board. Declarant shall from time-to-time notify the Association in writing of the names and addresses of the members of the Executive Board appointed by Declarant. Except as otherwise provided in the Bylaws with respect to the filling of vacancies, any members of the Executive Board which Declarant is not entitled to designate or select shall be elected by the Members of the Association. The number of members of the first Executive Board shall be four (4). The number of Executive Board members on subsequent Boards shall be as set forth in the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of Executive Board members until the selection of their successors are:

<u>Names</u>	<u>Addresses</u>
Ronald C. Davis	353 Jonestown Road #198, Winston Salem, North Carolina 27104
Kevan R. Combs	8089 Haw River Road, Stokesdale, North Carolina 27357
Rickey A. Longworth	6356 Cephis Drive, Clemmons, North Carolina 27012
James Henry Dowdy	1229 Westwood Avenue, High Point, North Carolina 27262

ARTICLE VIII DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by the Members entitled to cast not less than eighty percent (80%) of the votes of the Association; provided, however, the Association may not be dissolved without Declarant's consent during

Declarant's Development Period. 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 refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX
DURATION

The corporation shall exist perpetually.

ARTICLE X
AMENDMENTS

Amendment of these Articles shall require the affirmative vote of the Members entitled to cast at least seventy-five percent (75%) of the votes of the Association, provided, however, no amendment purporting to revoke or curtail any right herein conferred to Declarant shall be effective unless executed by Declarant, and no amendment relating to the maintenance or ownership of any permanent detention or retention pond shall be effective unless reviewed and approved by the governmental office having jurisdiction for watershed protection.

ARTICLE XI
FEDERAL HOUSING ADMINISTRATION
AND
DEPARTMENT OF VETERANS AFFAIRS APPROVAL

During the Period of Declarant Control, the following actions will require the prior approval of the Federal Housing Administration ("FHA") or the Department of Veterans Affairs ("VA"), provided that FHA or VA insured loans have been obtained to purchase Lots: annexation of additional properties; mergers and consolidations; mortgaging of Common Elements; dissolution of the Association; and amendment of these Articles of Incorporation.

ARTICLE XII
INDEMNIFICATION


Every person who is or shall be or shall have been a member of the Executive Board or officer of the Association and his or her personal representative shall be indemnified by the Association against all costs and expenses reasonably incurred by or imposed on him or her in connection with or resulting from any action, suit or proceeding to which he or she may be made a party by reason of his or her being or having been a member of the Executive Board or officer of the Association or any subsidiary or affiliate thereof, except in relation to such matters as to which he or she shall finally be adjudicated in such action, suit or proceeding to have acted in bad faith or to have been liable by reason of willful misconduct in the performance of his or her duty as such

member of the Executive Board or officer. For purposes of this provision, "costs and expenses" shall include, without limiting the generality thereof, attorneys' fees, damages and reasonable amounts paid in settlement. Nothing contained in these Articles shall be deemed to eliminate or reduce the protection from personal liability granted to members of the Executive Board by the North Carolina Nonprofit Corporation Act and by these Articles.

ARTICLE XIII
INCORPORATOR

The name and address of the incorporator is as follows: Derek J. Allen, 230 North Elm Street, Suite 2000, Greensboro, North Carolina 27401.

IN WITNESS WHEREOF, I, the undersigned incorporator, have hereunto set my hand and seal, this 2nd day of February, 2007.


Derek J. Allen, Incorporator (SEAL)

Guilford County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Derek J. Allen

Date: 2.2.07

Brenda Hidalgo
Brenda Hidalgo, Notary Public

[Official Seal]

My commission expires: 3/31/2010

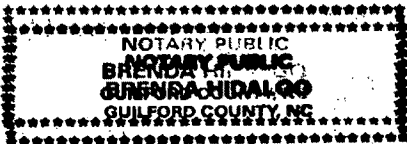


EXHIBIT A

The legal descriptions of the Tracts combined to form the property are as follows:

LEGAL DESCRIPTION TRACT ONE

BEGINNING at an existing iron pipe in the Northeast corner Lot 71 of Tamannary Forest, Sec. 2 as described in Plat Book 87, Page 6 of the Guilford County Registry; Thence along the north line of a 66.5 acre +/- Parcel referred to as Tract 1 South 89°06'26" East a distance of 1732.35 feet to a point in the western R/W of Church Street; Thence with the western R/W line of Church Street, South 19°40'48" East a distance of 642.22 feet to a point; Thence South 64°06'57" West a distance of 12.73 feet to a point; Thence leaving said western R/W, North 19°56'01" West a distance of 26.21 feet to a point in the northeast corner of Lot 1 as described in Plat Book 115, Page 44; Thence along the following three (3) courses and distances: (1) South 70°59'40" West a distance of 327.74 feet, (2) South 31°46'17" West a distance of 218.44 feet, (3) South 01°58'14" West a distance of 350.91 feet to a point in the northern line of Guilford County and City of Greensboro as described in Deed Book 3964, Page 1904; Thence with said northern line the following three (3) courses and distances: (1) South 65°57'03" West a distance of 785.96 feet to a point, (2) South 34°57'36" West a distance of 384.15 feet to a point, (3) South 18°48'23" West a distance of 266.71 feet to a point in the northern line of City of Greensboro as described in Deed Book 1411, Page 325; Thence with said northern line North 88°36'13" West a distance of 556.47 feet to a point in the southeast corner of Lot 60, of Tamannary Forest, Sec. 3, as described in Plat Book 87, Page 7; Thence with the eastern line of Tamannary Forest, Sec. 3 and Sec. 2, North 02°23'41" East a distance of 2131.65 feet to the point and place of beginning, containing 66.5 acres +/-.

LEGAL DESCRIPTION TRACT TWO

COMMENCING at a point in the northeast corner of Tract One in the western R/W of Church Street, Thence South 79°22'21" East a distance of 70.26 feet to the Point of Beginning in the eastern R/W of Church Street said point being the northwest corner of Tract Two; Thence with the north line of said tract, North 89°47'28" East a distance of 327.01 feet to a point; Thence along the eastern line of tract two the following five (5) courses and distances: (1) South 11°57'57" East a distance of 251.38 feet to a point, (2) South 30°20'55" East a distance of 227.78 feet to a point, (3) South 01°39'36" East a distance of 209.90 feet to a point, (4) South 16°28'38" East a distance of 254.66 feet to a point, (5) South 49°26'08" West a distance of 222.54 feet to a point in the eastern R/W of Church Street; Thence with said eastern line North 21°13'22" West a distance of 506.09 feet to a point; Thence South 61°40'00" West a distance of 13.49 feet to a point; Thence North 19°55'58" West a distance of 611.29 feet to the point and place of beginning, containing 6.3 acres +/-.