

ARTICLES OF INCORPORATION  
NONPROFIT CORPORATION

Pursuant to §55A-2-02 of the General Statutes of North Carolina, the undersigned corporation does hereby submit these Articles of Incorporation for the purpose of forming a nonprofit corporation.

1. The name of the corporation is: Summer Grove Owners Association, Inc.
2. \_\_\_\_\_ (Check only if applicable.) The corporation is a charitable or religious corporation as defined in NCGS §55A-1-40(4).
3. The street address and county of the initial registered office and the principal office of the corporation is 639 Executive Place, Suite 400, Fayetteville, NC 28305, Cumberland County, and the name of the initial registered agent of the Corporation at such address is Christopher E. Cates.
4. The mailing address *if different from the street address* of the initial registered office is:
5. The name and address of each incorporator is: Rebecca F. Person, 1308 Ft. Bragg Road, Suite 101, Fayetteville, NC 28305.
7. (Check either a or b below.)
  - a.  The corporation will have members.
  - b.  The corporation will not have members.
8. Upon the dissolution of the corporation, the Board of Directors shall transfer or convey the assets to one or more of the following: the United States, a state, a charitable or religious corporation, or a person that is exempt under section 501(c)(3) of the Internal Revenue Code of 1986 or any successor section, or as otherwise set forth in North Carolina General Statute 55A-14-03.
9. The purposes for which the corporation is organized are to provide for the maintenance, management, preservation and architectural control of that certain subdivision project known as Summer Grove as shown and described on the plat recorded or to be recorded in the Office of the Register of Deeds of Cumberland County, North Carolina, and any additions thereto which may be brought within the jurisdiction of the Corporation; and to promote the health, safety and welfare of the owners of said subdivision, and any additions thereto as may hereafter be brought within the jurisdiction of this Corporation, and for these purposes:
  - A. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation set forth in that certain Declaration of Covenants, Conditions and Restrictions of Summer Grove, a zero lot line subdivision, hereinafter called the "Declaration", applicable to all of the property herein described which is recorded or will be recorded in the Office of the Register of Deeds of Cumberland 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;

B. To fix, levy, collect and enforce payment 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 Corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the Corporation.

C. 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 real or personal property in connection with the affairs of the Corporation;

D. To borrow money, 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. To dedicate, sell or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members.

F. To participate in mergers and consolidations with other non-profit corporations organized for the same purposes;

G. To annex additional properties as provided in the Declaration; and

H. To have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of North Carolina by law may now or hereafter have or exercise.

10. These articles will be effective upon filing, unless a later time and/or date is specified:

This the 14<sup>th</sup> day of August, 2009.

  
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Rebecca F. Person, incorporator