

**ARTICLES OF INCORPORATION
OF
THE BALLYBUNION PARK MAINTENANCE COM**

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: Ballybunion Park Maintenance Company
2. The period of duration of the corporation is perpetual.
3. The purposes for which the corporation is organized are as follows:
 - a. To maintain, repair and replace those certain commonly maintained properties located in the County of Moore, State of North Carolina, described in those certain Restrictive Covenants and Conditions for the Cottages at Ballybunion Park development (the "Declaration") recorded in the Moore County Register of Deeds;
 - b. 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(a) above;
 - c. To establish an orderly, equitable and efficient system of billing to pay for the expenses incurred in the furtherance of the aforesaid purposes;
 - d. 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
 - e. Transact 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:
 - a. 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;
 - b. To fix, levy, collect and enforce payment, by any lawful means, of all charges or assessments to Owner of Lots 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;
 - 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 the real property, including all or part of the commonly maintained properties subject to such conditions as may be agreed to by the Owner of Lots as provided in the Bylaws;
 - d. To borrow money;
 - e. To dedicate, sell or transfer all or any part of its property, including all or part of the commonly maintained properties to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Owner of Lots as provided in the Bylaws; and
 - f. To have and to exercise any and all powers, rights and privileges 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.
5. The corporation shall have Owner members with such designations, rights, powers and privileges as provided in the Bylaws and the Declaration of the Corporation.

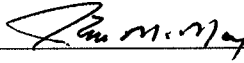
6. The directors of the corporation shall be elected by the Owner members or appointed in the manner provided in the Bylaws.
7. No part of the net earnings of the corporation shall inure to the benefit of or be distributable to, its Owner members, directors, officers or other private persons except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of purposes set forth in these Articles of Incorporation. No substantial part of the activities of the corporation shall be the carrying on of propaganda or otherwise attempting to influence legislation, and the corporation shall not participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provisions of these Articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) or (4) of the Code or (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Code.
8. The corporation may be dissolved only with the assent in writing and signed by the Owner members pursuant to the By Laws of the corporation. Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations organized and operated exclusively for religious, charitable, educational, scientific or literary purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) or (4) of the Code as the Board of Directors shall determine, or to federal, state or local governments to be used exclusively for public purposes. Any such assets not so disposed of shall be disposed of by the Superior Court of the County in which the principal office of the corporation is then located, exclusively for such purposes or to such organizations, such as the Court shall determine, which are organized and operated exclusively for such purposes, or to such governments for such purposes.
9. The initial registered office is: 120 Applecross Road, Pinehurst, NC 28374. Mailing address and the street address for the registered office is: 120 Applecross Road, Moore County, NC 28374; and the name of its initial registered agent at such address is John M. May.
10. The street address of the principal office of the corporation is 1305 East Broad Ave., Suite 36, Rockingham, NC 28379, Richmond County, and the mailing address for the principal office is the same as the street address.
11. The number of directors constituting the initial Board of Directors shall be three (3); and the names and addresses of the persons who are to serve as the initial directors are:

<u>Name</u>	<u>Address</u>
Neil Robinette	1305 East Broad Ave., Suite 36 Rockingham, NC 28379
Claudia S. Robinette	1305 East Broad Ave., Suite 36 Rockingham, NC 28379
Kenneth R. Robinette	1305 East Broad Ave., Suite 36 Rockingham, NC 28379

12. The name and address of the incorporator is:

***John M. May
Robbins May & Rich, LLP
120 Applecross Road
Pinehurst, NC 28374***

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of May, 2016.



Attorney

John M. May, Incorporator/Organizer