



# NORTH CAROLINA

## Department of the Secretary of State

To all whom these presents shall come, Greetings:

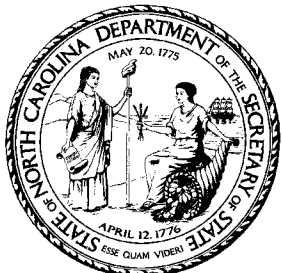
I, ELAINE F. MARSHALL, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

### ARTICLES OF INCORPORATION

OF

**THE COURTYARDS AT WEST CARY HOMEOWNERS ASSOCIATION, INC.**

the original of which was filed in this office on the 27th day of October, 2022.



Scan to verify online.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 27th day of October, 2022.

*Elaine F. Marshall*

Secretary of State

State of North Carolina  
Department of the Secretary of State

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 nonprofit corporation is: The Courtyards at West Cary Homeowners 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 name of the initial registered agent is: Corporation Service Company

4. The street address and county of the initial registered agent's office of the corporation is:

Number and Street: 2626 Glenwood Ave Ste 550

City: Raleigh State: NC Zip Code: 27608 County: Wake

The mailing address *if different from the street address* of the initial registered agent's office is:

Number and Street or PO Box: 2626 Glenwood Ave Ste 550

City: Raleigh State: NC Zip Code: 27608 County: Wake

5. The name and address of each incorporator is as follows:

Name	Address
<u>Epcon West Cary, LLC</u>	<u>500 Stonehenge Parkway Dublin OH, 43017-7572 United States</u>
_____	_____
_____	_____

6. (Check either "a" or "b" below.)

a.  The corporation will have members.

b.  The corporation will not have members.

7.  Attached are provisions regarding the distribution of the corporation's assets upon its dissolution.

8.  Attached are provisions regarding the limitation of activities of the corporation.

9. Any other provisions which the corporation elects to include are attached.

10. The street address and county of the principal office of the corporation is:

Principal Office Telephone Number: (614) 761-1010

Number and Street: 500 Stonehenge Parkway

City: Dublin State: OH Zip Code: 43017-7572 County: Franklin

The mailing address *if different from the street address* of the principal office is:

Number and Street or PO Box: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

11. Principal Office Email Address: Privacy Redaction

12. **(Optional):** Listing of Officers (See instructions for why this is important)

Name	Address	Title

13. **(Optional):** Please provide a business e-mail address: Privacy Redaction.  
The Secretary of State’s Office will e-mail the business automatically at the address provided at no charge when a document is filed. The e-mail provided will not be viewable on the website. For more information on why this service is being offered, please see the instructions for this document.

14. These articles will be effective upon filing, unless a future time and/or date is specified: \_\_\_\_\_

This is the 26th day of October, 2022.

Epcon West Cary, LLC  
Incorporator Business Entity Name

Christopher A. Buerkle, Secretary  
*Signature of Incorporator*

Christopher A. Buerkle, Secretary  
*Type or print Incorporator’s name and title, if any*

NOTES:

1. Filing fee is \$60. This document must be filed with the Secretary of State.

Item 8: The Limitation of Activities Clause

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, 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 the purposes set forth in Article Third hereof. 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 provision 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) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

**Attachment I**

**The Courtyards at West Cary Homeowners Association, Inc.  
Articles of Incorporation for a Nonprofit Corporation**

**Dissolution**

The Courtyards at West Cary Homeowners Association, Inc. ("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 in the Association and only in connection with a termination of the planned community subject to the Declaration of Covenants, Conditions, and Restrictions ("Declaration"). Upon dissolution of the Association, other than incident to a merger or a consolidation, the residual assets of the Association shall be distributed to the Members of the Association in proportion to the assessments collected from the Members.

**Board of Directors**

The affairs of the Association shall be managed by an initial board of three (3) directors appointed by the Declarant, and directors shall thereafter be elected as provided in the Bylaws of the Association. Each director shall hold office until his/her death, resignation, retirement, removal, disqualification, or his/her successor is elected and qualified.

The names and addresses of the persons who are to act in the capacity of the initial directors until the selection of their successors are:

<b><u>NAME</u></b>	<b><u>ADDRESS</u></b>
Thomas F. Sewitsky III	119 Weston Parkway Cary, NC 27513
Rebekah Burchard	119 Weston Parkway Cary, NC 27513
Jeremy Kring	119 Weston Parkway Cary, NC 27513

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