

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 Dogwood Townhome Homeowner's 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: Allen Nason, Esq.

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

Number and Street: 2857 Westport Road

City: Charlotte State: NC Zip Code: 28208 County: Mecklenburg

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

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

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

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

Name	Address
<u>Allen Nason, Esq.</u>	<u>2857 Westport Road, Charlotte NC 28208</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. am

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

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

Principal Office Telephone Number: 704-399-4663

Number and Street: 2857 Westport Road

City: Charlotte State: NC Zip Code: 28208 County: Mecklenburg

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: \_\_\_\_\_

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

Name	Address	Title

11. (Optional): Please provide a business e-mail address

**Privacy Redaction**

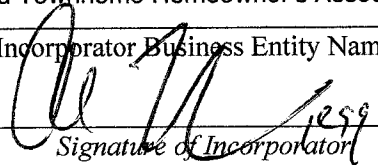
The Secretary of State's Office will e-mail the business automatically at the address provided at no charge when a document is filed. The e-mail provided will not be viewable on the website. For more information on why this service is being offered, please see the instructions for this document.

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

This is the 27<sup>th</sup> day of August, 2019.

Dogwood Townhome Homeowner's Association, Inc.

\_\_\_\_\_  
Incorporator Business Entity Name

  
\_\_\_\_\_  
Signature of Incorporator

**Allen Nason, Esq.**

\_\_\_\_\_  
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.

ATTACHED TO ARTICLES OF INCORPORATION FOR NONPROFIT CORPORATION NAMED THE  
DOGWOOD TOWNHOME HOMEOWNER'S ASSOCIATION, INC.

1. The name of the nonprofit corporation is The Dogwood Townhome Homeowner's Association, Inc.

2. The period of duration of the corporation shall be perpetual.

3. The purposes for which the corporation is organized are:

(a) to administer the operation, management and maintenance of the Dogwood Community, lying and being in Durham County, North Carolina, in accordance with the terms, conditions, powers and authorization contained in these Articles of Incorporation, in the Declaration of Covenants, Conditions and Restrictions of Dogwood (the "Restrictions") filed with respect to the project, and in the General Statutes of North Carolina, inclusive of the North Carolina Planned Community Act;

(b) and without limitation from the foregoing provisions, on a nonprofit basis (and in accordance with the rules, regulations and filings of the Internal Revenue Service under Section 501 of the Internal Revenue Code) to engage in any other lawful activity necessary to effectuate the purposes of the corporation, including, but not limited to, the following: making and enforcing reasonable rules and regulations governing the use of common areas, levying and collecting assessments from the members to defray common expenses of the community, to repair, replace, reconstruct, operate and manage the common areas, including the power to enter into contracts to accomplish same; to acquire or enter into leases and agreements whereby the corporation acquires leaseholds, memberships, easements or any other possessory or use interest in the community, its lots and units, its common areas or other property of benefit to the owners of the lots and units; and to exercise all of the rights, duties and obligations which may be granted to or imposed upon the corporation pursuant to law or the declaration aforementioned.

4 . The corporation shall have as members the record owners of all of the lots in the community. Membership in the corporation is appurtenant to and inseparable from ownership of a lot. The members of the corporation shall have such voting rights as are set out in the Bylaws.

5 . The Board of Directors of the corporation shall be elected or appointed in the manner and for the terms provided in the Bylaws.

6 . No part of the net earnings of the corporation shall inure to the benefit of any officer, director or member of the corporation: and upon dissolution of the corporation, the assets thereof shall, after all of its liabilities and obligations have been discharged or adequate provision made therefor, be distributed to any nonprofit association or associations organized

for purpose: similar to those set forth in Article 3 hereinabove or a public body, all as more particularly provided for in the Bylaws or the Restrictions of the corporation.

7. The address of the initial registered office of the corporation in the State of North Carolina is 2857 Westport Road, Charlotte, NC 28208, and the name of the initial registered agent at such address is Allen Nason, esq..

8 . The number of directors constituting the initial Board of Directors shall be three (3); the names and address of the persons who are to serve as the initial directors are:

Joe Polite, KEVIN HUTCHINS and Katie Sands, all with an address of 2857 Westport Road, Charlotte, NC 2820.

9. The name and address of the incorporator is Allen Nason, Esq., 2857 Westport Road, Charlotte, NC 28208.

10. Amendment to the Articles of Incorporation shall be made upon the approval of at least two-thirds (2/3) of the owners of lots at a duly called meeting for that particular purpose.