



NORTH CAROLINA

Department of the Secretary of State

To all whom these presents shall come, Greetings:

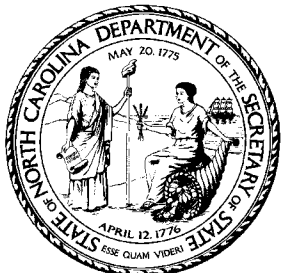
I, Elaine F. Marshall, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

ARTICLES OF INCORPORATION

OF

INONA PLACE HOMEOWNERS ASSOCIATION, INC.

the original of which was filed in this office on the 15th day of October, 2018.



Scan to verify online.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 15th day of October, 2018.

Elaine F. Marshall

Secretary of State

ARTICLES OF INCORPORATION

INONA PLACE HOMEOWNERS ASSOCIATION, INC.

The undersigned incorporator submits these Articles of Incorporation pursuant to the North Carolina Nonprofit Corporation Act and the North Carolina Planned Community Act.

ARTICLE I.

The name of the corporation is Inona Place Homeowners Association, Inc. ("Association").

ARTICLE II.

The street address of the Association's initial registered office is:

9220 Fairbanks Drive, Suite 120
Raleigh, North Carolina 27613
Wake County

The mailing address of the Association's initial registered office is:

P.O. Box 80312
Raleigh, North Carolina 27623
Wake County

The Association's initial registered agent is Carla Sevilla.

ARTICLE III.

The name and address of the incorporator is:

Garrick A. Sevilla
3700 Lyckan Parkway, Suite C
Durham, North Carolina 27707
Durham County

ARTICLE IV.

The Association shall be a membership corporation without certificates or shares of stock.

ARTICLE V.

The Association shall have all of the powers set forth in N.C.G.S. § 47F-3-102 and other applicable law. The Association's powers shall be exercised by a board of directors, which shall constitute the Association's "executive board" under the North Carolina Planned Community Act. The Association's initial directors are:

Mitch Murphy
9220 Fairbanks Drive, Suite 120
Raleigh, North Carolina 27613

Tom Quackenbush
9220 Fairbanks Drive, Suite 120
Raleigh, North Carolina 27613

Carla Sevilla
9220 Fairbanks Drive, Suite 120
Raleigh, North Carolina 27613

ARTICLE VI.

No director shall have personal liability for monetary damages arising out of an action whether by or in the right of the Association or otherwise for breach of any duty as a director. However, this Article shall have no effect with respect to (i) acts or omissions that the director at the time of the breach knew or believed were clearly in conflict with the best interests of the corporation, (ii) any liability under N.C.G.S. § 55A-8-32 or § 55A-8-33, (iii) any transaction from which the director derived an improper personal financial benefit, or (iv) acts or omissions occurring prior to the date this Article becomes effective. As used herein, the term “improper personal financial benefit” does not include a director’s reasonable compensation or other reasonable incidental benefit for or on account of his service as a director, trustee, officer, employee, independent contractor, attorney, or consultant of the Association. This Article shall not affect a lawful provision in the articles of incorporation, bylaws, or a contract or resolution indemnifying or agreeing to indemnify a director against personal liability.

In the event N.C.G.S. § 55A-2-02 or other applicable law is amended or enacted to further limit or eliminate a director’s personal liability, the personal liability of the Association’s directors shall be limited or eliminated to the maximum extent allowed by law.

ARTICLE VII.

The Association shall have perpetual duration. Upon dissolution, the board of directors shall, after paying or making provisions for the payment of all the Association’s liabilities, dedicate the Association’s assets, if any, to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such dedication is not accepted, the Association’s assets shall be conveyed to any nonprofit entity organized for similar purposes.

ARTICLE VIII.

The street address of the Association’s principal office is:

9220 Fairbanks Drive, Suite 120
Raleigh, North Carolina 27613
Wake County

The mailing address of the Association's principal office is:

P.O. Box 80312
Raleigh, North Carolina 27623
Wake County

ARTICLE IX.

The Articles of Incorporation will be effective when filed.

The undersigned incorporator has executed these Articles of Incorporation on October 8, 2018.

DocuSigned by:

Garrick A. Sevilla

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Garrick A. Sevilla, Incorporator
3700 Lyckan Parkway, Suite C
Durham, North Carolina 27707