



NORTH CAROLINA

Department of the Secretary of State

To all whom these presents shall come, Greetings:

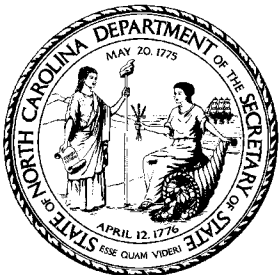
I, Elaine F. Marshall, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

ARTICLES OF INCORPORATION

OF

FRANKLIN PARK CONDOMINIUMS OF CARPENTER VILLAGE ASSOCIATION, INC.

the original of which was filed in this office on the 16th day of May, 2019.



Scan to verify online.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 16th day of May, 2019.

Elaine F. Marshall

Secretary of State

**ARTICLES OF INCORPORATION OF
FRANKLIN PARK CONDOMINIUMS OF CARPENTER VILLAGE ASSOCIATION,
INC.
A NON-PROFIT CORPORATION**

In compliance with the requirements of Chapter 55A of the North Carolina General Statutes, the undersigned, being a natural person of full age, has this day executed these Articles of Incorporation for the purpose of forming a non-profit corporation and hereby certifies:

**ARTICLE I
Name**

The name of the Corporation is **Franklin Park Condominiums of Carpenter Village Association, Inc.** (hereinafter the "Association").

**ARTICLE II
Duration**

The corporation shall have perpetual duration.

**ARTICLE III
Membership**

Every person or entity who or which is a record owner of the fee simple title to any unit (an "Owner") which is subject to assessment by the Association shall be a Member of the Association, pursuant to the terms of these Articles of Incorporation, the Bylaws of the Association and the Declaration of Condominium for Franklin Park Condominiums of Carpenter Village and any amendments thereto (hereinafter the "Declaration") applicable to the property and recorded or to be recorded in the Office of the Register of Deeds of Wake County, North Carolina, as amended from time to time, which Declaration is incorporated by reference (all of the above referenced documents may be referred to collectively as the "Governing Documents"). Persons or entities who or which hold an interest merely as security for the performance of an obligation shall not be Members. Membership shall be appurtenant to, and may not be separated from, ownership of any unit which is subject to assessment by the Association.

**ARTICLE IV
Purposes and Powers**

The purposes for which the Corporation is organized:

1. To act as the association for the Franklin Park Condominiums of Carpenter Village Association, Inc., which reference is made in the Declaration recorded or to be recorded in the Office of the Register of Deeds for Wake County, North Carolina to perform all obligations and duties of the Association and to exercise all rights and powers of the Association, as specified therein, in the Bylaws, and as provided by law;

2. To provide for the acquisition, construction, management, maintenance, care, preservation and architectural control of the Association property subject to the Governing Documents, including the Common Elements within that certain tract of property located in Wake County, North Carolina, known as Franklin Park Condominiums of Carpenter Village, (“Condominium”) and to provide an entity for the furtherance of the interests of the Owners of units within such property and within any additional property as may later be brought within the jurisdiction of the Association;

3. To do any and all other lawful things and acts that the Association from time to time, in its discretion, may deem to be for the benefit of the Condominium and the unit owners and occupants thereof, or advisable, proper or convenient for the promotion of the peace, health, comfort, safety and general welfare of the unit owners and occupants thereof; and

4. To exercise all powers and to perform all such other acts and things that are allowed as provided in Chapter 55A of the General Statutes of North Carolina in furtherance of the above-stated purposes.

ARTICLE V
Registered Office and Agent

The street address of the initial registered office of the Corporation shall be: 2919 Breezewood, Ste. 400, Fayetteville, North Carolina 28303 and the mailing address of the initial registered office shall be: 2919 Breezewood, Ste. 400, Fayetteville, North Carolina 28303. The name of the registered agent at such address shall be Matt Osborne.

ARTICLE VI
No Net Earnings to Individuals

The Corporation does not contemplate pecuniary gain or profit to the members thereof, and it is organized for non-profit purposes. It is intended that this Corporation qualify as an exempt organization under the provisions of Chapter 55A of the North Carolina General Statutes. No part of the net earnings of this Corporation shall inure to the benefit of any private member or individual, except that the Association shall be authorized and empowered to pay reasonable distributions in furtherance of its purposes as set forth herein.

ARTICLE VII
Board of Directors

The business and conduct of the Association shall be managed by a Board of Directors. The number of directors of the corporation shall be as provided in the Bylaws. The name and address of the individuals who shall serve as directors until the first meeting of the Corporation or until the successors are elected and qualified, are as follows:

<u>Name</u>	<u>Address</u>
Matt Osborne	2919 Breezewood, Ste., 400, Fayetteville, NC 28303
Leslie Groves	2919 Breezewood, Ste., 400, Fayetteville, NC 28303

ARTICLE VIII Dissolution

The Association may be dissolved with the written consent of all members, as such is defined in the Bylaws of the Association. Upon dissolution, other than incident to merger or consolidation, the assets of the Association shall be dedicated and transferred to a public agency as selected by the Board of Directors to be used for purposes similar to those for which the Association was created. In the event that a public agency which will accept the assets and use them for such purposes cannot be identified, then the assets shall be dedicated and transferred to any nonprofit corporation, association, trust or other organization as selected by the Board of Directors that shall be, to the extent practicable, devoted to similar purposes.

ARTICLE IX Principal Office

The initial principal office shall be located at: 2919 Breezewood, Ste. 400, Fayetteville, North Carolina 28303 which has a mailing address of 2919 Breezewood, Ste. 400, Fayetteville, North Carolina 28303.

ARTICLE X Amendments

The amendment of these Articles of Incorporation shall require the assent of sixty seven percent (67%) of the votes that may be cast by all of the members of the Association, provided that no amendment shall conflict with the Declaration or the North Carolina Condominium Act, Chapter 47C of the North Carolina General Statutes.

ARTICLE XI Incorporator

The name and address of the incorporator is:
Greg L. Hinshaw
Burns, Day & Presnell, P. A.
P. O. Box 10867
Raleigh, NC 27605

IN TESTIMONY WHEREOF, the undersigned incorporator has hereunto set his hand and seal this the 6 day of May, 2019.



Greg L. Hinshaw, Incorporator (SEAL)