

BW HOA

COPY

ARTICLES OF INCORPORATION
OF
Breezewood Homes Condominium Association, Inc.

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

ARTICLE I

NAME

The name of the corporation is Breezewood Homes Condominium Association, Inc., hereinafter called the "Association",

ARTICLE II

Office

The registered office is 1601 Jones Franklin Road, Ste 102, Wake County, Raleigh North Carolina, 27606. The principal office of the Association is located at 1516 Jabez Run, Millersville, MD 21108.

ARTICLE III

Registered Agent

Frank Williams, whose address is 1601 Jones Franklin Road, Ste 102, Wake County, Raleigh North Carolina, 27606, is hereby appointed initial Registered Agent of this Association.

ARTICLE IV

Purposes

This Association does not contemplate pecuniary gain or profit to the members thereof and no

part of the Association's net income shall inure to the benefit of any of its officers directors or members or any other private individual. The purposes and objectives of the Association shall be for maintenance, preservation and architectural control of the resident lots and common areas within that certain development known as Breezewood Homes Condominiums, to be constructed accordance with the laws of the State of North Carolina upon the property situated, lying and being in Raleigh, North Carolina, and described in Exhibit "A" attached to the Declaration of Covenants, Conditions and Restrictions for Breezewood Homes Condominiums (hereinafter "Declaration") recorded or to be recorded in the Wake County Registry.

Such purposes shall include the following:

a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration applicable to the property and recorded or to be recorded in the Office of the Wake County Register of Deeds and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

b) To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

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 real or personal property in connection with the affairs of the Association, subject always to the provisions and requirements of the Declaration and the limitations and restrictions imposed by applicable law;

d) To borrow money, and with the assent of members entitled to cast two-thirds ($2/3$) of the votes of the entire Class B membership, if any, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, subject always to the provisions and requirements of the Declaration. The rights of such mortgagee in said properties shall be subordinate to the rights of the members;

e) To dedicate, sell or transfer all or any part of the common area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members, subject to the provisions and requirements of the Declaration. No such dedication or transfer shall be effective unless an instrument has been signed by members entitled to cast two-thirds ($2/3$) of the votes of the entire Class A membership and two thirds ($2/3$) of the entire Class B membership, if any, agreeing to such dedication, sale or transfer. The certifications by the secretary of the Association that the required number of members have executed instruments in conformity with this provisions shall be conclusive as to the fact recited by such certification;

f) To the extent permitted by law, the Association may participate in mergers and consolidations with other non-profit corporation organized for the same or similar purposes or annex additional residential property and common area, subject to the provision and requirements of the Declaration; and further provided that any such merger or consolidation shall have the assent of members entitled to cast two-thirds ($2/3$) of the votes of the entire Class A membership and two-thirds ($2/3$) of the entire Class B membership, if any.

g) To have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of North Carolina by law may now or hereafter have or exercise;

h) To contract for the management of the Association and to delegate to such contractor all of the powers and duties of the Association, except those which may be required by the Declaration to have approval of the membership.

ARTICLE V

Membership

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association. Ownership of such Lot shall be the sole qualification for membership.

ARTICLE VI

Voting Rights

Section 1. The Association shall have two classes of voting membership:

Class A. Class A members shall be all owners as defined in Article V with the exception of the Declarant. Class A members shall be entitled to one vote for each Lot in which they hold the interest required for membership in Article V. When more than one person holds an interest in any Lot, all such persons shall be member. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot. Fractional voting is prohibited.

Class B. The Class B member shall be the Declarant (as defined in the Declaration). The Class B member shall be entitled to three (3) votes for each Lot in which it holds the interest required for membership by Article V, provided that the Class B membership shall cease and be converted to Class A membership in the happening of either of the following events, which ever occurs earlier:

a) when the total votes outstanding in Class A membership equal the total votes outstanding in Class B membership; but provided, that the Class B membership shall be reinstated if thereafter and before the time stated in Subparagraph (b) below, such additional lands are annexed to the Property without the assent of Class A members on account of the development of such additional lands by the Declarant, or

b) ten (10) years from the date of conveyance of the first Lot by Declarant, or earlier at the election of the Declarant.

Section 2. The right of any member to vote maybe suspended by the Board of Directors for just cause pursuant to its rules and regulations.

ARTICLE VII

Board of Directors

The affairs of this Association shall be managed by a Board of Directors consisting or not less than two (2) Directors and not more than five (5), and the initial Board of Directors shall consist of two (2) persons, who shall serve until the first annual meeting of the membership of the Association. The exact number of directors shall be fixed by the Board of Directors as provided for in the Bylaws of the Association. Directors need not be members of the Association. The names and addresses of the two persons who are to serve as Directors until the organizational meeting of the membership of the Association, or until their successors are elected and qualified are:

<u>Name</u>	<u>Address</u>
Michael Thomasson	1516 Jabez Run Millersville, MD 21108
James W. Thomasson, Jr.	1516 Jabez Run Millersville, MD 21108

ARTICLE VIII

Dissolution

The Association may be dissolved with the assent given in writing and signed by members entitled to cast two-thirds (2/3) of the votes of the entire Class A membership and two-thirds (2/3) of the entire Class B membership, if any. Upon dissolution of the Association, other than incident to a merger or consolidation, a dedication of the Common Areas of the Association shall be offered to Wake County and the areas thus dedicated shall be conveyed to Wake County, provided that such dedication shall be subject to the superior right of the owner of each Lot to an easement for reasonable ingress and egress between his Lot and the public street as well as any easement for the exclusive use of Limited Common Areas assigned to such owner's Lot and for a reasonable off-street parking area to accompany his Lot; and further provided that the Association may in its discretion designate the boundaries of said easement for off-street parking and said area for ingress and egress which shall accompany each Lot. In the event that Wake County refuses to accept such dedication and conveyance such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to Purposes and uses that would most nearly reflect the purposes and uses to which they were required to be devoted by the Association. The corporation shall have not capital stock. In the event of dissolution, no member, director, or officer of the corporation or any private individual shall be entitled to share in the distribution of the assets of this corporation.

ARTICLE IX

Duration

The corporation shall exist perpetually.

ARTICLE X

Meetings for Actions

In order to take action under Articles IV (d), (e), (f) and VIII. there must be a duly held meeting. Written notice, setting forth the purpose of the meeting, shall be given to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. The presence of members or proxies entitled to cast twenty-five (25%) of the votes of each class of membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting maybe called, subject to the notice requirement set forth above, and the required quorum at such subsequent meeting shall be one-half (1/2) of the required quorum of the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting. In the event that two-thirds (2/3) of the Class A membership or two-thirds (2/3) of the Class B membership, if any are not present in person or by proxy, members not present may give their written assent to the action taken thereat.

Notwithstanding the foregoing, if any action may be taken by Class B members without approval of Class A members, the meeting maybe held without notice to Class A members and notice to Class B members may be waived.

ARTICLE XI

Amendments

Amendment of these Articles shall require the assent of two-thirds (2/3) of the entire membership. Provided, however, and notwithstanding the foregoing the Declarant, as that term is defined in the Declaration, may at anytime and from time to time amend these Articles of Incorporation without obtaining the consent or approval of the members or any other person or entity if such amendment is necessary for anyone of the following purposes: to correct an obvious typographical or clerical error; to cause these Articles of Incorporation to comply with the requirement of FHA (Federal Housing Administration), VA (U.S. Department of Veterans Affairs), FNMA (Federal National Mortgage Association) or other such similar agency; or as may be necessary to establish or maintain the tax exempt status of the Association under the laws of the United States or the State of North Carolina.

ARTICLE XII

Incorporation

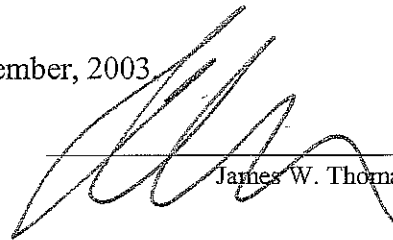
The name and address of the incorporators are as follows:

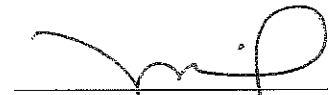
Michael Thomasson 1516 Jabez Run Millersville, MD 21108

James W. Thomasson, Jr. 1516 Jabez Run Millersville, MD 21108

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of North Carolina, the undersigned constituting the incorporator of this Association has

executed these Articles of Incorporation this 20th day of November, 2003.

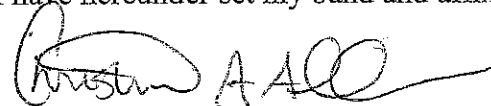

James W. Thomasson, Jr.


Michael Thomasson

STATE OF MARYLAND, ANNE ARUNDEL COUNTY

THIS IS TO CERTIFY that on the 20th day of November, 2003, before me, a Notary Public, personally appeared. James W. Thomasson, Jr. and Michael Thomasson, who I am satisfied are the persons named in and who executed the foregoing Articles of Incorporation, and I having first made known to them the contents thereof: they did acknowledge that they signed and delivered the same as their voluntary act and deed for the uses and purposed therein expressed.

IN TESTIMONY WHEREOF, I have hereunder set my band and affixed my official seal, this 20th day of November 2003.



My Commission Expires: July 10, 2007

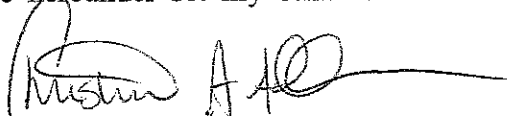


CHRISTINE A. ALLEN
State of Maryland
Anne Arundel County
Notary Public
My Comm. Exp. July 10, 2007

STATE OF MARYLAND, ANNE ARUNDEL COUNTY

THIS IS TO CERTIFY that on the 20th day of November, 2003, before me, a Notary Public, personally appeared Michael Thomasson, who I am satisfied are the persons named in and who executed the foregoing Articles of Incorporation, and I having first made known to them the contents thereof: they did acknowledge that they signed and delivered the same as their voluntary act and deed for the uses and purposed therein expressed.

IN TESTIMONY WHEREOF, I have hereunder set my band and affixed my official seal, this 20th day of November 2003.



My Commission Expires: July 10, 2007



CHRISTINE A. ALLEN
State of Maryland
Anne Arundel County
Notary Public
My Comm. Exp. July 10, 2007