

ARTICLES OF INCORPORATION

under chapter 55A

OF

BRADLEY VIEW HOA, INC.

A NON-PROFIT CORPORATION

DOCUMENT #460129
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FILED
RUFUS L. EDWARDS
SECRETARY OF STATE
NORTH CAROLINA

In compliance with the requirements of Chapter 55A of the General Statutes of North Carolina, the undersigned resident of New Hanover County, North Carolina, and who is of full age does hereby make and acknowledge these Articles of Incorporation for the purpose of forming a corporation not for profit and does hereby certify:

ARTICLE I.

The name of the Corporation is Bradley View HOA, Inc., Association hereinafter called the "Corporation" or the "Association".

ARTICLE II.

The period of duration of the Corporation shall be perpetual.

ARTICLE III.

The principal and initial registered office of the Corporation is located at 7208 Wrightsville Avenue, Wilmington, New Hanover County, North Carolina; and the name of the initial registered agent of the Corporation at such address is Dallas L. Harris.

ARTICLE IV.

This Corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for the maintenance, management, preservation and architectural control of that certain residential project known as Bradley View Townhouses, as shown and described on the plat thereof recorded in the Office of the Register of Deeds of New Hanover County, North Carolina; and to promote the health, safety and welfare of the residents of said project and any additions thereto as may hereafter be brought within the jurisdiction of this Corporation, and for these purposes:

(A) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration" applicable to all of the property herein described which is recorded or will be recorded in the Office of the Register of Deeds of New Hanover County, North Carolina, 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 Corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the Corporation;

(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 Corporation;

(D) To borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(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;

(F) To participate in mergers and consolidations with other non-profit corporations organized for the same purposes or to annex additional properties in such manner and upon such terms as the Corporation, in accordance with the Declaration and By-Laws shall determine; and

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

ARTICLE V.

Membership. The transfer, assignment, lease or mortgage of a membership and all rights thereof shall be governed by the Declaration of Covenants, Conditions and Restrictions of the Corporation and the By-Laws thereof. All rights and benefits as well as duties and obligations of membership shall be prescribed by the By-Laws, the Declaration described above, and the Rules and Regulations promulgated by the Board of Directors. Any member may be expelled or suspended as the Declaration or the By-Laws may prescribe.

Voting Rights. All members, including Declarant, shall have one vote in the affairs of the Association for each Lot owned. When more than one person holds an interest in any Lot, the vote for such Lot shall be exercised as they among themselves shall determine, but in no event shall more than one vote be cast with respect to any such Lot.

Board of Directors. The affairs of this Corporation shall be managed by a Board of Directors, consisting of not less than three (3) nor more than seven (7) Directors, each of whom shall be a member of the Corporation. The Directors shall be elected by the members as provided in the By-Laws of the Corporation. Until the first annual meeting of the members, or until their successors are otherwise selected and qualified, there shall be three (3) Directors whose names and addresses are as follows:

Dallas L. Harris	7208 Wrightsville Avenue Wilmington, NC 28403
Kimberly H. Joye	7208 Wrightsville Avenue Wilmington, NC 28403
Terri Anne Myatt	7208 Wrightsville Avenue Wilmington, NC 28403

ARTICLE VI.

Dissolution. The Corporation may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Corporation, other than incident to a merger or consolidation, the assets of the Corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Corporation was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE VII.

Incorporator. The name and address of the incorporator of this Corporation is:

Dallas L. Harris
P. O. Box 531
Wrightsville Beach, NC 28480

IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of North Carolina, I, the undersigned, being the incorporator of this Corporation, have executed these Articles of Incorporation this, the 31st day of July, 1989.

Dallas L. Harris (SEAL)
Dallas L. Harris, Incorporator

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

This is to certify that on the 1 day of August, 1989, before me, a Notary Public, personally appeared Dallas L. Harris, who, I am satisfied is the person named in and who executed the foregoing Articles of Incorporation, and I have first made known to him that he signed and delivered the same as his voluntary act and deed for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, this the 1 day of August, 1989.

Virginia A. Bunn
Notary Public

