

**ARTICLES OF INCORPORATION
OF
HERON COVE OF OAK ISLAND HOMEOWNERS ASSOCIATION, INC.,
A Non-Profit Corporation**

The undersigned, being over the age of eighteen (18) years, acting as the incorporator for the purpose of creating a non-profit corporation under the laws of the State of North Carolina as contained in Chapter 55A of the General Statutes of North Carolina Entitled NON-PROFIT CORPORATION ACT, and the various amendments thereto, does hereby set forth:

**ARTICLE II
NAME**

The name of the corporation is: Heron Cove of Oak Island Homeowners Association, Inc.

**ARTICLE II
DURATION**

The period of duration of the corporation shall be perpetual.

**ARTICLE III
PURPOSE**

This Corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific purpose for which it is formed are to provide for the maintenance, management, operation and preservation of that certain property known as Heron Cove, shown and described on the plat recorded or to be recorded in the Office of the Register of Deeds of Brunswick County, North Carolina, and any additions thereto which may be brought within the jurisdiction of the Corporation; and to promote the health, safety and welfare of the members, and to exercise those powers thereafter set forth.

**ARTICLE IV
MEMBERSHIP**

The Corporation shall have members as provided in the By-Laws.

ARTICLE V
ELECTION OF DIRECTORS

Directors of the corporation shall be designated in the manner provided by the By-Laws.

ARTICLE VI
REGISTERED OFFICE AND AGENT AND PRINCIPAL OFFICE

The address of the initial registered office for the corporation is:

4912 E. Oak Island Drive;
Oak Island, NC 28465
County: BRUNSWICK

The initial registered agent is: David Purser

The address of the principal office is:

4912 E. Oak Island Drive;
Oak Island, NC 28465
County: BRUNSWICK

ARTICLE VII
INITIAL DIRECTORS

The number of directors constituting the initial Board of Directors shall be One (1) and the names and addresses of the persons who are to serve as directors until the first meeting of the corporation or until their successors are elected and qualified are:

Name:	Address:
David Purser – President	4912 E. Oak Island Drive; Oak Island, NC 28465

**ARTICLE VII
INCORPORATOR**

The name and address of the incorporator is as follows: Gregory A. Kleva, Esq.
8721 E. Oak Island Drive, Oak Island, North Carolina, 28465.

**ARTICLE IX
POWERS**

- (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 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 Brunswick county, North Carolina, and as the same may be amended from time to time and 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 elements 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;
- (G) To annex additional properties as provided in the Declaration; and

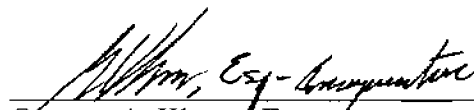
- (H) To have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of North Carolina by law may now or hereafter have or exercise.

ARTICLE X
DISTRIBUTION ON DISSOLUTION

No part of the net earnings of the organization shall inure to the benefit of its members, directors, officers, or other persons except that the organization shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the exempt purposes of the organization.

In the event of dissolution, the residual assets of the organization will be turned over to one or more organizations described in Section 501(c)(3) of the Internal Revenue Code of 1986.

IN WITNESS THEREOF, I have hereunto set my hand and seal this the 10th day of November, 2020.

 (SEAL)
Gregory A. Kleva Esq.
Incorporator