

# NORTH CAROLINA

## Department of the Secretary of State

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**To all whom these presents shall come, Greetings:**

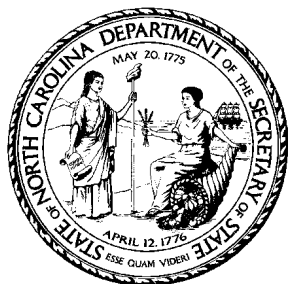
I, Elaine F. Marshall, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

### ARTICLES OF INCORPORATION

OF

### GANDER LAKE HOMEOWNERS ASSOCIATION, INC.

the original of which was filed in this office on the 17th day of June, 2015.



Scan to verify online.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 17th day of June, 2015.

*Elaine F. Marshall*

Secretary of State

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ARTICLES OF INCORPORATION  
OF  
GANDER LAKE HOMEOWNERS ASSOCIATION, INC.  
A NONPROFIT CORPORATION

Pursuant to §55A-2-02 of the General Statutes of North Carolina, the undersigned Corporation does hereby submit these **ARTICLES OF INCORPORATION** for the purpose of forming a Nonprofit Corporation.

**ARTICLE I**

NAME, OFFICE, AGENT, DURATION AND INCORPORATOR

(a) NAME: The name of the Corporation is **GANDER LAKE HOMEOWNERS ASSOCIATION, INC.**

(b) REGISTERED OFFICE: The street address of the initial registered office of the Corporation is 4112 Blue Ridge Road, Ste. 100, Raleigh, Wake County, North Carolina.

(c) MAILING ADDRESS: The mailing address of the initial registered office of the Corporation is: 4112 Blue Ridge Road, Ste. 100, Wake County, Raleigh, North Carolina 27612-4652.

(d) REGISTERED AGENT: The name of the initial registered agent at such address is: ELITE MANAGEMENT PROFESSIONALS, INC.

(e) PRINCIPAL OFFICE: Address of the Principal Office is 5212 US Hwy 70, Clayton, NC, Johnston County, NC 27520.

(f) PERIOD OF DURATION: The period of duration of the Corporation shall be perpetual and unlimited.

(g) INCORPORATOR: The name and address of the Incorporator is GANDER LAKE DEVELOPMENT, LLC, 5212 US Hwy 70, Clayton, NC 27520.

**ARTICLE II**

MEMBERSHIP

The Corporation shall have no capital stock. Participation in its affairs shall be by membership therein. Members shall be selected as provided for in the Restrictive Covenants and the By-laws of this Corporation.

### **ARTICLE III**

#### **PURPOSE**

The purposes for which the Corporation is organized are:

- (a) To protect and maintain the common areas and to promote and improve the subdivision.
- (b) To accept donations of real or personal property and to rent, lease or purchase as well as mortgage, sell and convey property both real and personal.
- (c) To perform any duties and all functions as outlined in the Restrictive Covenants pertaining to GANDER LAKE SECTION ONE AND FUTURE SECTIONS and the ByLaws.
- (d) To engage in any other lawful act or activity for which a Nonprofit Corporation may be organized under Chapter 55A of the General Statutes of North Carolina, and to exercise all of the rights conferred by law on Nonprofit Corporations in this state.

### **ARTICLE IV**

#### **DISOLUTION**

The Corporation may be dissolved at any time. Upon dissolution all assets of the Corporation are to be distributed to another non-profit or charitable corporation or public agency with purposes similar to those outlined under Article III.

### **ARTICLE V**

#### **LIABILITY**

No Member, Officer or Director shall be liable for the debts or any omissions of the Corporation. To the fullest extent permitted by applicable law, no Member, Officer or Director of the Corporation shall have any personal liability arising out of any action whether by or in the right of the Corporation or otherwise for monetary damages and shall be entitled to the immunity and indemnification protections provided by statute.

**ARTICLE VI**

**POWERS**

The Corporation shall have all the powers granted under Chapter 55A entitled "Nonprofit Corporation Act".

These Articles will be effective upon the date of filing with the Office of the Secretary of State of North Carolina.

This 17 day of June, 2015.

GANDER LAKE DEVELOPMENT, LLC - Incorporator

By: 

Charles P. Tyler  
General Manager  
Gander Lake Development, LLC