



NORTH CAROLINA

Department of the Secretary of State

To all whom these presents shall come, Greetings:

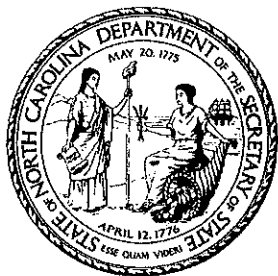
I, ELAINE F. MARSHALL, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

ARTICLES OF INCORPORATION

OF

WATER VIEW LANDING HOMEOWNERS ASSOCIATION, INC

the original of which was filed in this office on the 10th day of February, 2023.



Scan to verify online.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 10th day of February, 2023.

Elaine F. Marshall

Secretary of State

ARTICLES OF INCORPORATION

OF

WATER VIEW LANDING HOMEOWNERS ASSOCIATION, INC.

A Nonprofit Corporation

Pursuant to Section 55A-2-02 of the General Statutes of North Carolina, the undersigned does hereby submit these Articles of Incorporation for the purpose of forming a North Carolina non-profit corporation and hereby certifies:

1. The name of the Corporation is "Water View Landing Homeowners Association, Inc."

2. The street and mailing address and county of the principal office of the Corporation is 100 S. Smithfield Rd., Knightdale, Wake County, North Carolina 27545.

3. The name of the initial registered agent of the Corporation is Jackie Shew Robertson. The street address and county of the initial registered office of the Corporation is 100 S. Smithfield Road, Knightdale, Wake County, North Carolina 27545 and the mailing address of the initial registered office of the Corporation is 100 S. Smithfield Road, Knightdale, Wake County, North Carolina 27545.

4. The name and address of the incorporator is J. Michael Weeks, 221 N. Arendell Ave., Post Office Box 1097, Zebulon, North Carolina 27597.

5. The Corporation shall have members divided into such classes, and with such designations, qualifications, rights and obligations, as shall be set forth in the Bylaws.

6. The purposes for which the Corporation is organized are:

(a) To carry on one or more exempt functions of a homeowners association under the Internal Revenue Code of 1986, as amended (the "Code"), including those activities related to the acquisition, construction, management, maintenance, and care of "association property" (as defined in Section 528(c) (4) of the Code), all pursuant to such rules and policies as shall be set forth in its Bylaws; and

(b) To do such other acts and things, and engage in any lawful act or activity, for which corporations may be organized under, and as are authorized and permitted by, the Act and to have and exercise all powers necessary or convenient to effect any or all of the purposes for which the Corporation is organized;

Provided, however, that in all events and circumstances, no part of any net earnings of the Corporation shall inure (other than by acquiring, construction, or providing management, maintenance, and care of association property, and other than by a rebate of excess membership dues, fees, or assessments) to the benefit of any member of the Corporation or to the benefit of any

private shareholder or individual (as defined in accordance with Treasury Regulations Section 1.528-7 promulgated under the Code), the Corporation being organized to provide, among other things, for the acquisition, construction, management, maintenance, and care of association property.

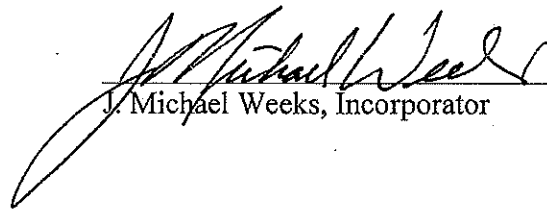
7. In the event of a dissolution and/or liquidation of the Corporation, other than incident to a merger or consolidation, all of the residual assets of the Corporation shall be distributed to the Members of this corporation in proportion to the assessments collected from the Members.

8. To the fullest extent permitted by applicable law, no 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 for breach of any duty as a director. This Article shall not impair any right to indemnity from the Corporation that any director may now or hereafter have. Any repeal or modification of this Article shall be prospective only and shall not adversely affect any limitation hereunder on the personal liability of a director with respect to acts or omissions occurring prior to such repeal or modification.

9. The number of directors of the Corporation shall be fixed by the Bylaws. The number of directors constituting the initial Board of Directors shall be two (2) and the names and addresses of the persons who are to serve as directors until their successors are duly elected and qualified are:

<u>Name</u>	<u>Address</u>
Jackie Shew Robertson	100 S. Smithfield Rd., Knightdale, NC 27545
Mihir Patel	100 S. Smithfield Rd., Knightdale, NC 27545

IN WITNESS WHEREOF, the incorporator has executed these Articles of Incorporation, this the 7th day of February, 2023.



J. Michael Weeks, Incorporator