

STATE OF  
NORTH  
CAROLINA



Department of The  
Secretary of State

REC-29  
4 59 PM '89  
MS. JUDITH H. ADAMS  
REGISTER OF DEEDS  
MOORE COUNTY, N.C.

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BOOK PAGE

To all whom these presents shall come, Greeting  
I, Rufus L. Edmisten, *Secretary of State of the State of North Carolina*, do hereby certify the following and hereto attached ( 6 sheets) to be a true copy of

ARTICLES OF INCORPORATION  
OF

LONGLEAF CLUB COTTAGES HOMEOWNERS ASSOCIATION, INC.

and the probates thereon, the original of which was filed in this office on the 25th day of September, 1989 after having been found to conform to law.

In Witness Whereof, I have hereunto set my hand and affixed my official seal.

Done in Office, at Raleigh, this 25th day of September in the year of our Lord 1989.



*Rufus L. Edmisten*

Secretary of State

DUPLICATE \$17.00

ARTICLES OF INCORPORATION  
OF  
LONGLEAF CLUB COTTAGES HOMEOWNERS ASSOCIATION, INC.

In compliance with the requirements of the laws of the State of North Carolina, the undersigned, all of whom are residents of Moore County, North Carolina, and of full age, does this day form a corporation not for profit and does hereby certify:

ARTICLE I

The name of the corporation is LONGLEAF CLUB COTTAGES HOMEOWNERS ASSOCIATION, INC. hereafter called the "Association".

RECORD #463443  
DATE 07-15-05 TIME 15

ARTICLE II

The principal office of the Association is located at 2001 Midland Road, Southern Pines, North Carolina 28387.

FILED  
KIMBERLY CRISTEN  
CLERK OF STATE  
NORTH CAROLINA

ARTICLE III

RICHARD F. MARR, whose address is 2001 Midland Road, Southern Pines, Moore County, North Carolina 28387, is hereby appointed the initial registered agent of this Association and the registered office shall be at 2001 Midland Road, Southern Pines, Moore County, North Carolina 28387.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of that certain tract of land as described in Exhibit "A" attached hereto, and any other properties which may be subsequently annexed thereto, and to promote the health, safety and welfare of the residents within the above described property. The Association shall have the following general powers and any other impliedly arising therefrom, to be exercised in the manner provided and in conformity with applicable laws, the Declaration hereinafter referred to, the Bylaws of the Association, and those Articles (subject to the authority of the Longleaf Master Homeowners Association, Inc. to assume such powers as provided in the Declaration):

(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 that certain Declaration of Covenants, Conditions, and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Register of Deeds of Moore 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;

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(b) To fix, levy, collect and enforce payments 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, subject always to the provisions and requirements of the Declaration;

(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 limitations imposed by law.

(d) To borrow money, to 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; and

(e) 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.

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ARTICLE V  
MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Condominium Unit 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 Condominium Unit which is subject to assessment by the Association. Ownership of such Condominium Unit shall be the sole qualification for membership.

ARTICLE VI  
VOTING RIGHTS

On all matters in which the membership shall be entitled to vote, each and every Condominium Unit shall have one vote. The vote of each Unit may be cast or exercised by the owner of owners of each Condominium Unit in such manner as may be provided in the Bylaws hereafter adopted by the corporation. Should any member own more than one (1) Condominium Unit, such member shall be entitled to exercise or cast the votes associated with each Condominium Unit owned in the manner provided by said Bylaws.

Until such time as the property described in Schedule "A" hereof, and the improvements constructed thereon, are submitted to a plan of condominium ownership by the recordation of the Declaration of Condominium, the membership of the corporation shall be composed of the three (3) individuals named in Article VII hereof as the initial Board of Directors of the corporation, and each such individual shall be entitled to cast one (1) vote on all matters on which the membership shall be entitled to vote.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of not less than three (3) nor more than five (5) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association. The name and address of the person who is to act in the capacity of directors until the selection of his successors is:

<u>NAME</u>	<u>ADDRESS</u>
Richard F. Marr	2001 Midland Road PO Box 3819 Pinehurst, NC 28374
John M. May	10 Turnberry Wood PO Box 370 Pinehurst, NC 28374
Mary Lynn Kayes	2001 Midland Road PO Box 3819 Pinehurst, NC 28374

Subject to the Declarant Control Rights, at the first annual meeting the members shall elect not less than three (3) nor more than five (5) Directors for a term of one (1) year, voting shall be by secret ballot and those persons who receive the highest number of votes shall be deemed to have been elected.

ARTICLE VIII

MERGERS AND CONSOLIDATIONS

To the extent permitted by law, the Association may participate in mergers and consolidations with other non-profit corporations organized for the same or similar purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of the membership in this Association except that during the time of Declarant Control only the Declarant's consent shall be required.

ARTICLE IX

AUTHORITY TO MORTGAGE

Any mortgage by the Association of the Common Area defined in the Declaration shall have the assent of members entitled to cast two-thirds (2/3) of the votes of the membership except that during the time of Declarant Control only the Declarant's consent shall be required.

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ARTICLE XIII

AMENDMENTS

Section 1. Amendment by Membership. Except during the Declarant Control as herein provided, any amendment of these Articles shall require the assent of members or proxies entitled to cast sixty-seven (67%) percent of the entire vote membership.

ARTICLE XIV

The names and addresses of the incorporators are: John M. May, 10 Turnberry Wood, P.O. Box 370, Pinehurst, Moore County, North Carolina 28374; Richard F. Marr, 2001 Midland Road, PO Box 3819, Pinehurst, Moore County, North Carolina 28374; and Mary Lynn Kayes, 2001 Midland Road, PO Box 3819, Pinehurst, Moore County, North Carolina 28374.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of North Carolina, we, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this the 15<sup>th</sup> day of September, 1989.

John M. May (SEAL)  
JOHN M. MAY

Richard F. Marr (SEAL)  
RICHARD F. MARR

Mary Lynn Kayes (SEAL)  
MARY LYNN KAYES

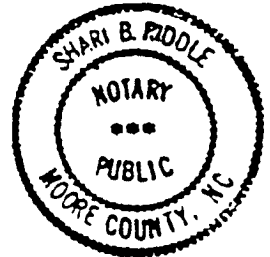
NORTH CAROLINA

MOORE COUNTY

I, Shari B. Riddle Notary Public, hereby certify that on this 15<sup>th</sup> day of September, 1989, personally appeared before me and JOHN M. MAY, RICHARD F. MARR, AND MARY LYNN KAYES, each of whom being by me first duly sworn, declared that they signed the foregoing document in the capacity indicated, that they were authorized so to sign, and that the statements therein contained are true.

Shari B. Riddle (SEAL)  
Notary Public

My Commission Expires  
9-22-93



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## LONGLEAF CLUB COTTAGES CONDOMINIUMS PHASE I

A certain tract or parcel of land in McNeills Township, Moore County, North Carolina lying about 100 yards West of the intersection of Knoll Road with Hunter Trail; said parcel bounded on the North and East by Longleaf Associates Limited Partnership, on the South and West by Maples Properties, Inc., tract no. 5, (Longleaf Golf Course) that is recorded in Plat Cabinet 4 at Slide 51 in the Moore County Registry, described as follows:

BEGINNING at an iron stake, a corner of Maples Properties, Inc., tract no. 5; running thence from the beginning with a line of the tract no. 5 N 06 38' 40" E 142.45 feet to an iron stake in said line; thence as new lines S 83 21' 20" E 160.00 feet to an iron stake; thence S 06 38' 40" W 139.21 feet to an iron stake in a line of the Maples Properties, Inc., tract no. 5; thence with said line N 84 30' 59" W 160.03 feet to the beginning, containing 22,530 square feet more or less.

Also conveyed with the above described parcel is an access easement for the purpose of ingress and egress that extends from the above described tract to Knoll Road, described as follows:

BEGINNING at an iron stake in the Southeast line of Knoll Road; said stake also being common with the South corner of a cartpath tunnel easement; running thence from the beginning with the line of the road having a radius of 845.00 feet, an arc distance of 50.03 feet, a chord bearing of S 47 49' 13" E and a chord distance of 50.02 feet to an iron stake; thence leaving the road S 40 29' 01" W 86.05 feet to an iron stake; thence S 38 22' 16" E 84.49 feet to a corner thence S 06 38' 40" W 267.84 feet to the Northeast corner of the above described tract; thence with the North line of said tract N 83 21' 20" W 65.00 feet to a corner; thence N 06 38' 40" E 277.84 feet to a corner; thence N 83 21' 20" W 88.30 feet to a corner in a line of the Maples Properties, Inc., tract no. 5, thence with said line N 40 29' 01" E 180.92 feet to the beginning.

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