ARTICLES OF INCORPORATION

STONEGATE MANOR HOMEOWNERS ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION

The name of the non-profit corporation shall be STONEGATE MANOR HOMEOWNERS’ ASSOCIATION, INC., referred to hereinafter as the “Association.” The principal office of the Association shall be at 15613 Stepping Stone Court, Oklahoma City, Oklahoma, 73170, and the mailing address shall be P.O. Box 6664, Moore, Oklahoma, 73153.

ARTICLE II

PURPOSES

 The general nature, objects, and purposes of the Association are:

1. To engage in any lawful act or activity for which corporations may be organized under the general corporation law of Oklahoma.
2. The Association will have the power, duty, and responsibility for maintaining, administering, and enforcing the Covenants and By-Laws of Stonegate Manor Section One and Section Two, and collecting and disbursing the assessments and charges.
3. This corporation does not have authority to issue capital stock.
4. This corporation is not for profit, and as such the corporation does not afford pecuniary gain, incidentally or otherwise, to its members.
5. The conditions of membership of such corporation are as the conditions of membership are stated in the Covenants, so state: The owner of each lot shall automatically be, and must remain, a member of the Association in good standing. There shall be a total of 53 members.
6. To promote the health, safety, and social welfare of the owners of all lots located within Stonegate Manor in Oklahoma City, Oklahoma.
7. To maintain all portions of the Subdivision and improvements thereon for which the obligation to maintain and repair has been delegated to the Association.
8. To operate without profit and for the sole and exclusive benefit of its members.

ARTICLE III

GENERAL POWERS

The general powers that the Association shall have are as follows:

1. To assure the Covenants and By-Laws of the Association shall be binding upon all parties and all persons claiming under them perpetually unless they should be changed or amended or terminated in part and shall be considered perpetual.
2. The Board of Directors on behalf of the Association shall prescribe reasonable regulations and policies governing, and to charge fees and/or deposits related to the use, operation, and maintenance of the Common Properties and all lots.
3. To establish a budget and to fix regular and special assessments to be levied against all lots within the Subdivision.
4. The Board, on behalf of the Association, may enter into and execute contracts with any party for the purpose of providing maintenance or such other materials or services consistent with the purposes of the Association and/or the Covenants and By-Laws.
5. The Board may also give written notification to the holder(s) of a mortgage on a lot of a non-paying owner of such owner’s default in paying any assessment as set forth in the Covenants and By-Laws.
6. To adopt, promulgate, and enforce rules, regulations, by-laws, covenants, restrictions, and agreements in order to effectuate the purposes for which the Association is organized.

ARTICLE IV

MEMBERS

 The members of this Association shall consist of all owners of lots in the Subdivision. The Secretary of the Association shall maintain a list of the members of the Association.

 The Secretary may search the Public Records of Cleveland County, Oklahoma, or make other inquiry to determine the status and correctness of the list of members of the Association and shall rely upon the records until notified of any change in ownership.

ARTICLE V

 VOTING

 Each lot in the Subdivision shall be entitled to one vote in all Association matters submitted to the membership. The Covenants and By-Laws shall expand upon the voting process and rules and regulations.

ARTICLE VI

BOARD OF DIRECTORS

 The affairs of the Association shall be managed by a Board of Directors consisting initially of three Directors with the number increased as needed according to the provisions of the Covenants and By-Laws, but in no event shall there be less than three or more than nine Directors. All Directors shall be elected by the members as set forth in the Covenants and By-Laws.

ARTICLE VII

OFFICERS

 The officers of the Association, to be elected by the Board of Directors, shall be a President, a Vice-President, a Secretary, and a Treasurer, and such other officers as the Board shall deem appropriate from time to time. The President shall serve on the Board of Directors.