

**State of North Carolina**  
**Department of the Secretary of State**

**ARTICLES OF INCORPORATION**  
**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.

1. The name of the nonprofit corporation is: Brantley Ridge Homeowners' Association, Inc.

2.  (Check only if applicable.) The corporation is a charitable or religious corporation as defined in NCGS §55A-1-40(4).

3. The name of the initial registered agent is: George Pittman

4. The street address and county of the initial registered agent's office of the corporation is:

Number and Street: 10224 Durant Road, Ste. 109

City: Raleigh State: NC Zip Code: 27614-6497 County: Wake

The mailing address *if different from the street address* of the initial registered agent's office is:

Number and Street or PO Box: \_\_\_\_\_

City: \_\_\_\_\_ State: NC Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

5. The name and address of each incorporator is as follows:

Name	Address
<u>Lisa E. Galanis</u>	<u>7417 Knightdale Blvd. Knightdale NC, 27545-8824 United States</u>
_____	_____
_____	_____

6. (Check either "a" or "b" below.)

a.  The corporation will have members.

b.  The corporation will not have members.

7.  Attached are provisions regarding the distribution of the corporation's assets upon its dissolution.

8.  Attached are provisions regarding the limitation of activities of the corporation.

9. Any other provisions which the corporation elects to include are attached.

10. The street address and county of the principal office of the corporation is:

Principal Office Telephone Number: (919) 217-2444

Number and Street: 742 McKnight Dr # 213

City: Knightsdale State: NC Zip Code: 27545-7764 County: Wake

The mailing address *if different from the street address* of the principal office is:

Number and Street or PO Box: 742 McKnight Dr # 213

City: Knightsdale State: NC Zip Code: 27545-7764 County: Wake

11. Principal Office Email Address: Privacy Redaction

12. **(Optional):** Listing of Officers (See instructions for why this is important)

Name	Address	Title

13. **(Optional):** Please provide a business e-mail address: Privacy Redaction.

The Secretary of State's Office will e-mail the business automatically at the address provided at no charge when a document is filed. The e-mail provided will not be viewable on the website. For more information on why this service is being offered, please see the instructions for this document.

14. These articles will be effective upon filing, unless a future time and/or date is specified: \_\_\_\_\_

This is the 14th day of June, 2023.

\_\_\_\_\_  
Incorporator Business Entity Name

Lisa E. Galanis

\_\_\_\_\_  
*Signature of Incorporator*

Lisa E. Galanis Incorporator

\_\_\_\_\_  
*Type or print Incorporator's name and title, if any*

NOTES:

1. Filing fee is \$60. This document must be filed with the Secretary of State.

#### Item 8: The Limitation of Activities Clause

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in these Articles. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office.

Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

ARTICLES OF INCORPORATION  
OF  
BRANTLEY RIDGE SUBDIVISION  
HOMEOWNERS ASSOCIATION, INC.

In compliance with the requirements of Chapter 55A of the General Statutes of North Carolina, the undersigned, all of whom are residents of the State of North Carolina and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

**Article I.**

The name of the corporation is BRANTLEY RIDGE SUBDIVISION HOMEOWNERS' ASSOCIATION INC., hereinafter called the "Association."

**Article II.**

The principal and registered office of the Association is located at 10224 Durant Road, Suite 109, Raleigh, NC 27614.

**Article III.**

George Pittman, whose address is 10224 Durant Road, Suite 109, Raleigh, NC 27614, is hereby appointed the initial registered agent of this Association.

**Article IV.**

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 residence Lots and Common Area within that certain tract of property described as Brantley Ridge Subdivision, said parcel being recorded in Plat Book 2022, Page 397, Franklin County Registry, and said other properties as may be annexed thereto, and to promote the health, safety, and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for these purposes to:

(a) 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 Franklin County, North Carolina, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as is set forth at length;

(b) 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 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.

(c) 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 property in connection with affairs of the Association, provided any conveyance, sale, dedication or disposition of real property is not inconsistent with the laws and ordinances of the County of Franklin;

(d) Borrow money, and with the assent of two-thirds (2/3) of the Class A Members and two-thirds (2/3) of the Class B Members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, provided that the rights of any mortgagee in said properties shall be subordinate to the rights of the homeowners hereunder;

(e) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, utility or other non-profit corporation for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer.

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members.

(g) Annex additional properties in such manner and upon such terms as set out in a Declaration of Covenants, Conditions, and Restrictions executed by Brantley Ridge, LLC, which is recorded, or to be recorded, in the Office of the Register of Deeds of Franklin County, North Carolina.

(h) 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.

This corporation is organized and shall be operated exclusively as a homeowners' association and not for profit. No part of the earnings of this corporation or the funds contributed by any person or corporation shall inure to the benefit of any director, officer, or member of the corporation, or any private individual (other than by acquiring, constructing, or providing management, maintenance, and care of Association property, and other than by a rebate of excess membership dues, fees, or assessments), except that reasonable compensation may be paid for services rendered to or for the corporation affecting one or more of its purposes. In the event of the liquidation or dissolution of the corporation, either voluntary or involuntary, no director or officer of the corporation or any private individual shall be entitled to any distribution or division of its remaining property or its proceeds, and the balance of all money and other property received by the corporation from any source, after the payment of all debts and obligations of the corporation, shall be used or distributed exclusively to an entity or entities whose purposes are substantially similar to those set forth in this Article IV and within the intentment of Section 528 of the Internal Revenue Code of 1986 and the regulations thereunder as the same now exist or as they may be hereafter amended from time to time or to an appropriate public agency to be used for purposes similar to those stated in this Article IV or to an organization which would then qualify under the provisions of Section 501(c)(3) of the Internal Revenue Code and its regulations as they now exist or as they may hereafter be amended.

Anything to the contrary notwithstanding the corporation shall not possess or exercise

any power or authority either expressly, by implication, or by operation of law that will prevent it at any time from qualifying as a "Residential Real Estate Management Association" as defined in Section 528 of the Internal Revenue Code of 1986 as amended and the regulations thereunder, nor shall it engage directly or indirectly in any activity which would cause the loss of such qualification or deny it such election under such section of the Internal Revenue Code.

In order to properly prosecute the objects and purposes set forth, this corporation shall have all the powers vested in corporations by the laws of the State of North Carolina, Chapter 55A, Section 15, and other laws relating to corporations which may appear in the General Statutes of North Carolina, together with all amendments thereto, past and future, which powers shall include, but the inclusion of such powers shall not be deemed as exclusive of other powers vested in the corporation, the following powers: This corporation shall have full power and authority to acquire real or personal property, tangible or intangible, by gift, contribution, bequest, devise, purchase, lease, exchange, or by any other manner, and to hold legal or equitable title to real and personal property; to borrow money, issue bonds, indentures or other evidences of indebtedness, secured or unsecured; to sell, buy, lease, encumber, mortgage, pledge, donate and otherwise deal with, acquire, and dispose of real and personal property, either one or both, and generally to perform all acts which may be deemed necessary, expedient, or proper by the corporation for the successful carrying out of the objects and purposes for which the corporation is formed.

## Article V.

### MEMBERSHIP

Every person or entity which is a record owner of a fee or undivided fee interest in any lot 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 lot which is subject to assessment by the Association.

## Article VI.

### VOTING RIGHTS

The Association shall have two classes of voting memberships:

Class A. Class A members shall be all owners with the exception of the Declarant and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they, among themselves, determine but in no event shall more than one vote be cast with respect to any lot. Fractional voting with respect to any lot is hereby prohibited.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to override the votes of the other members of the Association while there is Class B membership. The Class B membership shall cease and be converted to Class A membership upon the sale by the Declarant of the last lot in the subdivision with the exception of any retained lot for personal or investment used by the Declarant, unless sooner terminate.

## Article VII.

### BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of at least two (2) directors, who need not be members of the Association. The number of directors will change to three (3) after the first year, and may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the election of their successors are:

<u>Name</u>	<u>Address</u>
Robert H. Cameron	742 McKnight Dr # 213, Knightdale, NC 27545
Samantha Wilson	742 McKnight Dr # 213, Knightdale, NC 27545

## Article VIII.

### DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization to be devoted to such similar purposes.

## Article IX.

### DURATION

The corporation shall exist perpetually.

## Article X.

### AMENDMENTS

Amendment to these Articles shall require the assent of seventy-five percent (75%) of the entire membership.


Article XI.  
INCORPORATOR

The name and address of the incorporator is as follows:

Lisa E. Galanis

Hamrick & Galanis, PLLC  
7048 Knightdale Blvd.  
Wake County  
Knightdale, North Carolina 27545

IN WITNESS WHEREOF, I, the undersigned incorporator, have hereunto set my hand and seal this the 14<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
Lisa E. Galanis, Incorporator (SEAL)

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, the undersigned Notary Public, in and for the aforesaid County and State, do hereby certify that Lisa E. Galanis personally appeared before me this day and acknowledged the due execution of the foregoing document.

WITNESS my hand and official stamp or seal this 14<sup>th</sup> day of June, 2023.

My Commission Expires: 3/19/24

  
\_\_\_\_\_  
NOTARY PUBLIC

