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Elaine F. Marshall
North Carolina Secretary of State
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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: Magnolia Cove 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: Aaron Guess

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

   Number and Street: 4579 Paradise Cove

   City: Sherrills Ford State: NC Zip Code: 28673 County: CATAWBA

   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
Aaron Guess	4579 Paradise Cove, Sherrills Ford, NC 28673

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

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

Principal Office Telephone Number: _____

Number and Street: 4579 Paradise Cove

City: Sherrills Ford State: NC Zip Code: 28673 County: CATAWBA

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

Number and Street or PO Box: _____

City: _____ State: _____ Zip Code: _____ County: _____

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

Name	Address	Title

11. **(Optional):** Please provide a business e-mail address: _____.
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.

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

This is the 29th day of March ,2021.

Magnolia Cove Homeowners Association, Inc.

Incorporator Business Entity Name

Signature of Incorporator

Aaron Guess

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.

EXHIBIT A

ADDITIONAL TERMS

ARTICLE I

Upon the dissolution of the corporation, the board of directors shall, after paying or making provision for the payment of all the liabilities of the corporation, dispose of all of the assets of the corporation exclusively for the purposes of the corporation in such a manner, or to such organization or organizations as shall at the time qualify as an exempt organization or organizations under section 501(c)(3) of the Internal Revenue Code of 1954 (or the corresponding provision of any future U.S. Internal Revenue Law), as the board of directors shall determine. Any such assets not so disposed of shall be disbursed by the appropriate Court of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE II

No substantial part of the activities of the corporation shall be the carrying on for 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 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 of 1954 (or the corresponding provision of any future U.S. Internal Revenue Law) or (b) by any corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code of 1954 (or the corresponding provision of any future U.S. Internal Revenue Law).

ARTICLE III

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 to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes as set forth in the Articles.

ARTICLE IV

No members of this corporation, nor any officer or director shall, merely by virtue of such membership, office or position, incur or be subject to personal liability to any extent for any indebtedness or obligation from acts or omissions of this corporation.

ARTICLE V

All present members of the MAGNOLIA COVE HOMEOWNERS ASSOCIATION

(unincorporated) shall, upon the official incorporation of the organization, be members of this corporation. Membership of the corporation shall be as provided in the Restrictive Covenants of Oak Ridge Farms Subdivision and the bylaws for MAGNOLIA COVE HOMEOWNERS' ASSOCIATION, INC.

ARTICLE VI

The Directors shall be appointed as provided by the bylaws of the corporation and shall have such powers as are provided by the bylaws.

ARTICLE VII

This corporation will have members, and the qualifications and rights of each member shall be set forth in the bylaws duly adopted by the Corporation.

ARTICLE VIII

The purposes for which this Corporation is organized are to operate and function as a non-profit Homeowners' association in order to maintain the common areas of Magnolia Cove Subdivision.