

**ARTICLES OF INCORPORATION
OF
ABBEY GLEN CONDOMINIUMS HOMEOWNERS' ASSOCIATION, INC.**

The undersigned, being of the age of eighteen years or more, do hereby make and acknowledge these Articles of Incorporation for the purpose of forming a non-profit Association under and by virtue of Chapter 55A of the General Statutes of North Carolina and the laws of the State of North Carolina.

**ARTICLE I
NAME**

The name of the Association is Abbey Glen Condominiums Homeowners' Association, Inc..

**ARTICLE II
DURATION**

The period of duration of the Association is perpetual.

**ARTICLE III
PURPOSES AND POWERS**

The purposes and powers for which the Association is organized are as follows:

- (1) To operate and manage a condominium known as Abbey Glen Condominiums, located at 1279 Springwood Church Road, Gibsonville, Alamance and Guilford Counties, North Carolina.
- (2) To undertake the performance of, and carry out the acts and duties incident to the administration of the operation and management of, Abbey Glen Condominiums in accordance with the terms, provisions, conditions and authorization contained in both these Articles and in the Declaration of Condominium which shall be recorded in the Public Records of Alamance and Guilford Counties, North Carolina, at such time as the real property and the improvements thereon are submitted to said Declaration;
- (3) To make, establish and enforce reasonable rules and regulations governing the use of the Common Elements, land, and other real and personal property which may be owned by the Association itself;
- (4) To make, levy and collect assessments against Unit Owners; to provide the funds to pay for common expenses of the Association as provided in the Declaration and to use and expend the proceeds of assessments in the exercise of the powers and duties of the Association; to use said assessments to promote the recreation, acquisition, improvement and maintenance of the Common

Elements, services and facilities devoted to this purpose and related to the use and enjoyment of the Common Elements, including but not limited to the cost of repair, replacement and additions thereto, the cost of labor, equipment, materials, management, supervision thereof, the maintenance of insurance in accordance with the Bylaws, including the employment of attorneys to represent the Association when necessary for such other needs as may arise;

(5) To maintain, repair, replace and operate the properties for which the Association is responsible;

(6) To enforce by any legal means, the provisions of the Declaration, the Bylaws of the Association, and the rules and regulations for the use of the Association property;

(7) To contract for the management of the recreational property and to delegate to such manager or managers all powers and duties of the Association except those powers and duties which are specifically required to have approval of the Executive Board or the membership of the Association; and

(8) To have all of the common law and statutory powers of a non-profit Association and also those powers as set out in the Declaration and all powers reasonably necessary to implement the purposes of the Association.

ARTICLE IV MEMBERSHIP

A. The membership of the Association shall consist of the owners of units in Abbey Glen Condominiums. Membership shall be established by acquisition of fee title to a unit whether by conveyance, devise, descent, or judicial decree. A new owner designated in such deed or other instrument shall thereupon become a member of the Association, and the membership of the prior owner as to a unit designated shall be terminated. Each new owner shall deliver to the Association a true copy of such deed or instrument of acquisition of title.

B. Neither one's membership in the Association nor a member's share in the funds and assets of the Association may be assigned, hypothecated or transferred in any manner except as an appurtenance to a particular unit.

C. As stated herein, the term "Declarant" shall mean Abbey Glen Condominiums, LLC, its successors or assigns.

ARTICLE V EXECUTIVE BOARD

A. The number of members of the Executive Board and the method of election of same shall be fixed by the Bylaws; however, the number of Board members shall not be less than three (3). Board members shall be elected at large from the membership.

B. No officer of the Association or member of the Executive Board shall be personally liable for money damages as a result of any action for breach of his duty as an officer or as a member of the Executive Board, whether by or in the right of the Association or otherwise.

C. The provisions of N.C. Gen. Stat. Sec. 55A-8-56 shall fully apply without restriction or limitation as to indemnification of members of the Executive Board and officers, employees or agents of the Association to the same extent and manner of a corporation.

ARTICLE VI INITIAL EXECUTIVE BOARD

The number of members constituting the initial Executive Board shall be two (2) and the names and addresses of the persons who are to serve as the first Executive Board are as follows:

	NAME	ADDRESS
1.	Duane Cathell	4215 South Church Street Burlington, NC 27215
2.	Lyle Wiley	4215 South Church Street Burlington, NC 27215

ARTICLE VII TAX STATUS

The Association shall have all the powers granted non-profit Associations under the laws of the State of North Carolina. Notwithstanding any other provision of these Articles, this Association hereby elects tax-exempt status under Section 528 of the Internal Revenue Code of 1986. This Association shall not carry on any activities prohibited by an Association electing tax-exempt status under Section 528, or any corresponding sections or provisions of any future United States Internal Revenue law. It is further provided that no distributions of income of the Association are to be made to members, directors or officers of the Association; provided, however, that members of the Association may receive a rebate of any excess dues and assessments previously paid.

ARTICLE VIII
DISSOLUTION

Upon dissolution of the corporation, the assets thereof shall, after all liabilities and obligations of the corporation have been paid, or adequate provision made thereof, shall vest in the unit owners as tenants in common as provided in Section 47C-2-118 of the North Carolina General Statutes.


ARTICLE IX
REGISTERED OFFICE AND AGENT

The address of the initial registered office of the Association in the State of North Carolina is 522 S. Lexington Avenue, Burlington, Alamance County, North Carolina 27215; and the name of its initial registered agent at such address is E. Lawson Brown, Jr..

ARTICLE X
DECLARANT AND PRINCIPAL OFFICE

The name and address of the Declarant for this Association is Abbey Glen Condominiums, LLC, 4215 S. Church Street, Burlington, Alamance County, North Carolina 27215.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 18th day of December, 2007.


_____(SEAL)
Duane Cathell
Member of Abbey Glen Condominiums, LLC

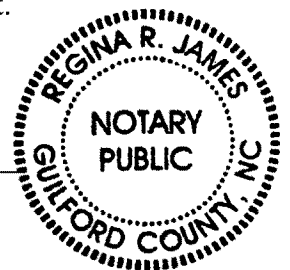
NORTH CAROLINA
ALAMANCE COUNTY

I, the undersigned Notary Public, do hereby certify that **Duane Cathell** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 18th day of December, 2007.



Notary Public

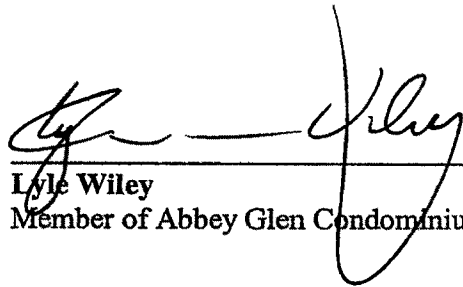


My commission expires: 9-30-2010

**ARTICLE XI
INCORPORATOR AND PRINCIPAL OFFICE**

The name and address of the incorporator for this Association is Abbey Glen Condominiums, LLC, 4215 S. Church Street, Burlington, Alamance County, North Carolina 27215.

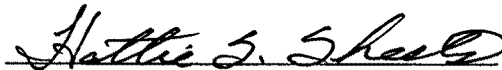
IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 18th day of December, 2007.

 (SEAL)
Lyle Wiley
Member of Abbey Glen Condominiums, LLC

NORTH CAROLINA
ALAMANCE COUNTY

I, the undersigned Notary Public, do hereby certify that **Lyle Wiley** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal this 18th day of December, 2007.


Notary Public

My commission expires: 10/24/10

Hattie S. Sheets
Notary Public
Alamance County, NC