

OCT 07 2013

STATE OF SOUTH CAROLINA
SECRETARY OF STATE
ARTICLES OF INCORPORATION
Nonprofit Corporation – Domestic
Filing Fee \$25.00

Mark Hammond
SECRETARY OF STATE OF SOUTH CAROLINA

Pursuant to S.C. Code of Laws §33-31-202, the undersigned corporation submits the following information:

- The name of the nonprofit corporation is Bailes Ridge II Horizontal Property Regime Condominium Association, Inc.
- The initial registered office (registered agent's address in SC) of the nonprofit corporation is:

2 Office Park Ct., Suite 103
Street Address
 Columbia, Richland County, South Carolina 29223
City ZIP Code

The name of the registered agent of the nonprofit corporation at that office is

Capitol Corporate Services, Inc.
Print Name

I hereby consent to the appointment as registered agent of the corporation.

 Agent's Signature

- The nonprofit corporation is a mutual benefit corporation.
- This corporation will not have members.
- The address of the principal office of the nonprofit corporation is 521 East Morehead Street, Suite 400, Charlotte, Mecklenburg County, North Carolina 28202-2623.
- If this nonprofit corporation is either a **public benefit** or **religious corporation** complete either "a" or "b," whichever is applicable, to describe how the remaining assets of the corporation will be distributed upon dissolution of the corporation. **If you are going to apply for 501(c)(3) status, you must complete section "a."**
 - Upon dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future Federal tax code, or shall be distributed to the Federal government, or to a state or local government, for a public purpose. Any such asset not so disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the corporation is then located, exclusively for such

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 BAILES RIDGE II HORIZONTAL PROPERTY REGIME CONDOM
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purposes or to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.

- If you choose to name a specific 501(c)(3) entity to which the assets should be distributed, please indicate the name of the selected entity.

OR

- b. If the dissolved corporation is not described in Section 501(c)(3) of the Internal Code, upon dissolution of the corporation, the assets shall be distributed to one or more public benefit or religious corporations or to one or more of the entities described in Paragraph a. above.

- If you chose to name a specific public benefit, religious corporation or 501(c)(3) entity to which the assets should be distributed, please indicate the name of the selected entity.

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7. If the corporation is a **mutual benefit corporation** complete either "a" or "b," whichever is applicable, to describe how the (remaining) assets of the corporation will be distributed upon dissolution of the corporation

- a. Upon dissolution of the mutual benefit corporation, the (remaining) assets shall be distributed to its members, or if it has no members, to those persons to whom the corporation holds itself out as benefiting or serving.
- b. Upon dissolution of the mutual benefit corporation, the (remaining) assets, consistent with the law, shall be distributed to:

See Attached Addendum

8. The optional provisions which the nonprofit corporation elects to include in the articles of incorporation are as follows:

See Addendum attached hereto and incorporated herein by reference.

9. The name and address of the sole incorporator is as follows:

Jeanne A. Pearson, 1065 East Morehead Street, Charlotte, NC 28204.

10. Each original director of the nonprofit corporation must sign the articles but only if the directors are named in these articles.

Signature of Director

Signature of Director

Signature of Director

11. The incorporator must sign the articles.



Jeanne A. Pearson

12. If the document is not to be effective upon filing by the Secretary of State, the delayed effective date/time is _____.

Filing Checklist

- Articles of Incorporation (in duplicate)
- \$25.00 made payable to the South Carolina Secretary of State
- Political Associations must submit a CL-1 Form and an additional \$25 fee
- Self-Addressed, Stamped Return Envelope
- Return all documents to: South Carolina Secretary of State's Office
Attn: Corporate Filings
PO Box 11350
Columbia, SC 29211

ADDENDUM
TO
ARTICLES OF INCORPORATION
OF BAILES RIDGE II HORIZONTAL PROPERTY REGIME
CONDOMINIUM ASSOCIATION, INC.

1. This is an Addendum to those certain Articles of Incorporation of Bailes Ridge II Horizontal Property Regime Condominium Association, Inc. (the "Corporation") inserting additional provisions pursuant to paragraph 8 of such Articles and is incorporated therein.
2. The period of duration for the corporation shall be perpetual.
3. The general purpose of the corporation shall be to take any lawful actions desirable to promote and to protect the enjoyment and beneficial use and ownership of all properties in the Bailes Ridge II Horizontal Property Regime (the "Condominium"), a South Carolina horizontal property regime, located in Lancaster County, South Carolina. Specific duties and purposes of the Corporation shall be as set forth in the bylaws of the Corporation and the master deed creating the Condominium. **In no event shall the Corporation conduct its business with the intent to create income distributable to its members, directors or officers. No part of the net earnings of the corporation shall inure to the benefit of its members, directors or officers, or to any other person, 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 above stated purposes.**
4. In the event of dissolution of the corporation due to termination of the horizontal property regime, the residual assets of the corporation shall be distributed in accordance with the provisions of Chapter 31, Title 27 of the South Carolina Code of Laws, Annotated (1976, as amended).
5. This is a non-stock corporation. This corporation will have members. The authorized number and qualifications of members of this corporation, the different classes of membership, if any, the property, voting rights and privileges of members, the liability of members for assessments, and the method of collection thereof shall be as set forth in the master deed creating the condominium and in bylaws to be adopted by the directors of this corporation. Every person who is a record owner of any unit which is entitled to membership and voting rights in the Association, as more particularly set forth in the bylaws and master deed shall be a member. Membership is appurtenant to and may not be separated from, ownership of a unit.

The State of South Carolina



Office of Secretary of State Mark Hammond

Certificate of Incorporation, Nonprofit Corporation

I, Mark Hammond, Secretary of State of South Carolina Hereby certify that:

**BAILES RIDGE II HORIZONTAL PROPERTY REGIME CONDOMINIUM
ASSOCIATION, INC.,**

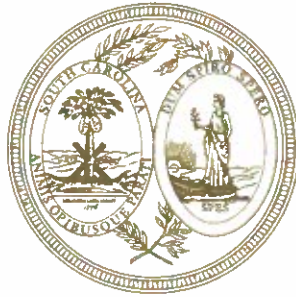
a nonprofit corporation duly organized under the laws of the State of South Carolina on October 7th, 2013, and having a perpetual duration unless otherwise indicated below, has as of the date hereof filed a Declaration and Petition for Incorporation of a nonprofit corporation for Religious, Educational, Social, Fraternal, Charitable, or other eleemosynary purpose.

Now, therefore, I Mark Hammond, Secretary of State, by virtue of the authority in me vested by Chapter 31, Title 33, Code of 1976 and Acts amendatory thereto, do hereby declare the organization to be a body politic and corporate, with all the rights, powers, privileges and immunities, and subject to all the limitations and liabilities, conferred by Chapter 31, Title 33, Code of 1976 and Acts amendatory thereto.

Given under my Hand and the Great
Seal of the State of South Carolina this
7th day of October, 2013/


Mark Hammond, Secretary of State

The State of South Carolina



Office of Secretary of State Mark Hammond

Note: This certificate does not contain any representation concerning fees or taxes owed by the Corporation to the South Carolina Tax Commission or whether the Corporation has filed the annual reports with the Tax Commission. If it is important to know whether the Corporation has paid all taxes due to the State of South Carolina, and has filed the annual reports, a certificate of compliance must be obtained from the Tax Commission.

Mark Hammond
Mark Hammond, Secretary of State