

ARTICLES OF INCORPORATION

OF

NORTHCROSS MASTER ASSOCIATION, INC.

DOCUMENT #485835

DATE 08/23/90 TIME 10:

FILED

RUFUS L. EDMISTEN

SECRETARY OF STATE

NORTH CAROLINA

In compliance with the requirements of Chapter 55A of the North Carolina General Statutes, the undersigned, a natural person of full age, has this day executed these Articles of Incorporation for the purpose of forming a non-profit corporation and hereby certifies:

ARTICLE I

NAME

The name of the corporation is NORTHCROSS MASTER ASSOCIATION, INC., hereinafter called the "Association."

ARTICLE II

REGISTERED OFFICE AND INITIAL AGENT

The registered office of the Association is located at 125 Scaleybark Road, ^{Charlotte} Mecklenburg County, North Carolina 28209. The location of the registered office may be changed by a majority vote of the Board of Directors. The name of the initial registered agent at the above address is Mr. James E. Merrifield.

ARTICLE III

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate a pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to insure the attractiveness of the NorthCross community and to prevent any future impairment thereof; to prevent nuisances; to preserve, protect and enhance the values and amenities of all properties within the NorthCross community; to insure the proper use, appropriate development and improvement of such properties; to insure that improvements constructed within the NorthCross community are architecturally and aesthetically compatible; to provide for a method for the maintenance and continued improvement of certain common areas and facilities appurtenant to such properties and to otherwise provide for the construction and development of first quality improvements on such properties within the NorthCross community.

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In order to further such objectives, the Association will provide for the maintenance and upkeep of the common areas and facilities appurtenant to such properties and for certain areas identified in the Declaration of Covenants, Conditions and Restrictions recorded in Book 6229 at page 610 of the Mecklenburg County Public Registry as Master Association Landscape and Easement Areas and administer and enforce the covenants and restrictions and collect and disburse the assessments and charges therein.

The Association shall also have and 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.

ARTICLE IV

FINANCE

This corporation is a non-stock corporation and no part of the profits (if any) of the corporation shall inure to the pecuniary benefit of its members or to any other person.

ARTICLE V

MEMBERSHIP AND VOTING RIGHTS

Every Owner of a Lot (as defined in the above referenced Declaration) which is subject to assessment shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

ARTICLE VI

BOARD OF DIRECTORS

The affairs of this Association shall be managed by an initial Board of three (3) Directors, who need not be members of the Association. The number of Directors 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 selection of their successors are:

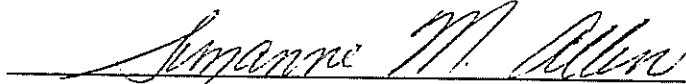
<u>NAME</u>	<u>ADDRESS</u>
James E. Merrifield	1952 Ferncliff Road Charlotte, N. C. 28211
Steven R. McCauley	451 Nottingham Drive Charlotte, N. C. 28211
Steven H. Brumm	20425 Bethelwood Lane Davidson, N. C. 28036

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Suzanne M. Allen, a Notary Public for said ^{Wake} County and State do hereby certify that J. Christopher Oates, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this 21st day of August, 1990.


Notary Public

My Commission Expires:

December 17, 1992

(NOTARIAL SEAL)