

ARTICLES OF INCORPORATION
OF
McGee's Crossing Homeowners' Association, INC.
A Nonprofit Corporation

The undersigned Incorporator, a natural person over the age of eighteen (18) years, executes these Articles of Incorporation pursuant to Chapter 55A of the North Carolina General Statutes in order to form a non-profit corporation, and in connection therewith, sets forth the following.

ARTICLE 1
NAME

The name of the non-profit corporation shall be "McGee's Crossing Homeowners' Association, INC.", hereinafter called the "Association."

ARTICLE 2
PRINCIPAL OFFICE

The physical and mailing address for the initial principal office of the Association shall be 2393 Twin Acres Road, Clayton, NC 27520, Johnston County. The Board of Directors of the Association may by resolution change the physical and/or mailing address of the principal office of the Association to any other location in Johnston County, North Carolina as it may from time to time determine to be in the best interest(s) of the Association and its members.

ARTICLE 3
REGISTERED AGENT AND OFFICE

The initial Registered Agent of the Association shall be Brandie Robertson, and the physical and mailing address for said registered agent is 2393 Twin Acres Road, Clayton, NC 27520, Johnston County.

ARTICLE 4
PURPOSE AND POWERS OF THE ASSOCIATION

The Association does not contemplate a pecuniary gain or profit to the members thereof. The specific purposes for which the Association is formed are: (i) to own and maintain the Common Areas of the residential subdivision (hereinafter the "Subdivision") known as "McGee's Crossing Subdivision" located in Johnston County, North Carolina, as such subdivision exists at the time of the filing of this document and as the same may be enlarged or contracted in the future; and (ii) to promote the health, safety and welfare of the residents within the Subdivision and any additions thereto as may be hereafter brought within the jurisdiction of the Association. To achieve these purposes, unless otherwise prohibited under these Articles of Incorporation, the Restrictive Covenants of the subdivision, or Bylaws of the Association, the Association shall have all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of North Carolina may now or hereafter have or exercise, and also all those powers enumerated for owner associations under Chapter 47F of the North Carolina General Statutes.

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

ARTICLE 5 MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any of the Lots in any phase of McGee's Crossing Subdivision ("the Subdivision"), located in Johnston County, North Carolina, shall be a member of the Association. Ownership of such interest shall be the sole qualification for membership, and membership shall be appurtenant to and may not be separated from such ownership.

ARTICLE 6 DURATION

The period of existence for the Association is perpetual.

ARTICLE 7 AMENDMENTS

Amendment of these Articles of Incorporation shall require the assent of at least two-thirds (2/3) of the Members.

ARTICLE 8 DISSOLUTION

The Association may be dissolved only upon the signed, written assent of at least two-thirds (2/3) of the 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 the Association was created. In the event that such dedication is refused, 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 9 INCORPORATOR

The Incorporator of the Association is:

Don R. Wells
201 Glen Road, Suite 2F
Garner, NC 27529
Johnston County

ARTICLE 12 EFFECTIVE DATE

These Articles of Incorporation shall be effective upon filing.

IN WITNESS WHEREOF, for the purpose of forming this non-profit corporation under the laws of the State of North Carolina, the undersigned Incorporator executes these Articles of Incorporation this 27th day of December, 2021.

A handwritten signature in black ink, appearing to be 'D. Wells', written in a cursive style.

Don R. Wells, Incorporator