

ARTICLES OF INCORPORATION**OF****C201323100348****SANCTUARY PARK HOMEOWNERS' ASSOCIATION, INC.**

Pursuant to Chapter 55A of the General Statutes of North Carolina, the undersigned (being eighteen years of age or older) does hereby submit these articles of incorporation ("Articles") for the purpose of forming a nonprofit corporation and in connection therewith does set forth the following:

ARTICLE I

The name of the corporation is **Sanctuary Park Homeowners' Association, Inc.** (hereinafter the "Association").

ARTICLE II

The Association shall have a perpetual existence.

ARTICLE III

The purposes for which the Association is organized are:

- A. To operate and provide for the acquisition, construction, management, maintenance and care of the Association's property.
- B. To be and constitute the Association to which reference is made in the Declaration of Restrictive Covenants for Sanctuary Park Subdivision, as the same may now exist or as it may hereinafter be amended, from time to time (hereinafter the "Declaration"), which will be recorded in the Office of the Register of Deeds of Wake County, North Carolina.
- C. To provide an entity for the furtherance of the interests of the property owners in Sanctuary Park Subdivision.
- D. To exercise all the powers necessary or desirable to perform the obligations and duties set out in these Articles of Incorporation, the Bylaws, the Declaration or otherwise conferred by law, including, without limitation, the following:
 1. To fix and collect assessments as provided in the Declaration;
 2. To own, manage, operate, maintain, repair and improve the Common Area, as the term is defined in the Declaration;
 3. To enforce covenants, conditions or restrictions affecting any property to the extent the Association may be authorized to do so under the

Declaration or as provided in any restrictive covenants affecting such property;

4. To enter into, make, perform and enforce contracts of every kind and description in carrying out any purpose of the Association; and
5. To adopt, alter, amend or repeal such Bylaws as may be necessary or desirable for the proper management and operation of the Association; provided however, such Bylaws may not be inconsistent with or contrary to any provisions of the Declaration.

The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of powers which may now or hereafter be permitted by Chapter 55A of the General Statutes of North Carolina, as amended from time to time.

ARTICLE IV

The Association shall have members which may be divided into such classes as shall be provided in the Declaration and Bylaws. All members shall be accepted, appointed or designated in the manner provided in the Declaration, as amended from time to time.

ARTICLE V

The directors of the Association shall be elected by the members in the manner provided in the Bylaws.

ARTICLE VI

Except as may be permitted by law, no part of the net earnings of the Association shall inure to the benefit of any officer, director or member of the Association. Upon dissolution of the Association, the assets thereof shall, after all of its liabilities and obligations have been discharged or adequate provision made therefor, be distributed to any other property owner association or associations organized for the purposes similar to those set forth on Article III hereinabove all as may be more set forth in the Bylaws.

ARTICLE VII

To the fullest extent permitted by applicable law, no director of the Association shall have any personal liability arising out of any act or omission whether by or in the right of the Association or otherwise for money damages for breach of any duty as a director. This Article shall not impair any right to indemnity from the Association that any director may now or hereafter have. Any repeal or modification of this Article shall be prospective only and shall not adversely affect any limitation hereunder on the personal liability of a director with respect to acts or omissions occurring prior to such repeal or modifications.

ARTICLE VIII

The Corporation shall have all the powers granted non-profit corporations under the laws of the State of North Carolina. Notwithstanding any other provision of these Articles, this Corporation hereby elects tax-exempt status under Section 528 of the Internal Revenue Code of 1986. This Corporation shall not carry on any activities prohibited by a Corporation 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 Corporation are to be made to members, directors or officers of the corporation provided, however, that members of the Corporation may receive a rebate of any excess dues and assessments previously paid. Upon the dissolution or liquidation of the Corporation, the assets thereof shall, after all of its liabilities and obligations have been discharged or adequate provision made therefor, be distributed to any association or associations organized for purposes similar to those set forth in Article III herein above, as may be more particularly provided in the bylaws of the Corporation.

ARTICLE IX

The street address and county of the initial registered office of the Association is 4441 Six Forks Road, Suite 106, PMB #119, Wake County, Raleigh, North Carolina 27609, and the name of the initial registered agent at such address is Joseph E. Jacobs, Jr.

ARTICLE X

The mailing address of the initial registered office of the Association is 4441 Six Forks Road, Suite 106, PMB #119, Wake County, Raleigh, North Carolina 27609.

ARTICLE XI

The number of directors constituting the initial board of directors shall be two (2). The names and addresses of the persons who are to serve as the initial directors are:

NAME**ADDRESS**

Joseph E. Jacobs, Jr.

4441 Six Forks Road, Suite 106
PMB #119
Raleigh, North Carolina 27609

Timothy Thompson

6736 Falls of Neuse Road, Suite 300
Raleigh, North Carolina 27615**ARTICLE XII**

The street address and county of the principal office of the Association is 4441 Six Forks Road, Suite 106, PMB #119, Wake County, Raleigh, North Carolina 27609.

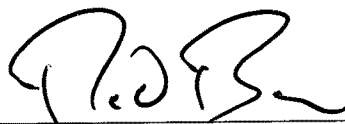
ARTICLE XIII

The mailing address of the principal office of the Association is 4441 Six Forks Road, Suite 106, PMB #119, Wake County, Raleigh, North Carolina 27609.

ARTICLE XIV

The name and address of the person executing these articles of incorporation in his capacity as Incorporator is Richard O. Bolton, c/o Ragsdale Liggett PLLC, Post Office Box 31507, Raleigh, North Carolina 27622.

IN WITNESS WHEREOF, I, the undersigned incorporator, have hereunto set my hand, this 19th day of August, 2013.



(SEAL)

Richard O. Bolton, Incorporator