



# NORTH CAROLINA

## Department of The Secretary of State

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To all whom these presents shall come, Greetings:

I, Elaine F. Marshall, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

### ARTICLES OF INCORPORATION

OF

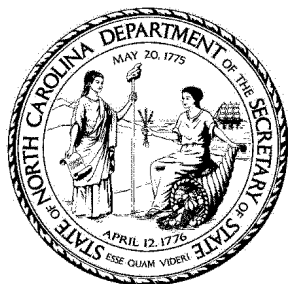
### THE GABLES UNIT OWNERS ASSOCIATION, INC.

the original of which was filed in this office on the 19th day of November, 1986.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 21st day of April, 2010.

*Elaine F. Marshall*

Secretary of State



RECORDED AT THE  
CLERK OF COURTS  
OFFICE  
JULY 10 1986  
CHapel Hill, N.C.

**ARTICLES OF INCORPORATION  
OF  
THE GABLES UNIT OWNERS ASSOCIATION, INC.**

**A Non-Profit Corporation**

In compliance with the requirements of Chapter 55A of the North Carolina General Statutes, the undersigned natural person of full age and resident of North Carolina has this day executed these Articles of Incorporation and hereby certifies:

**ARTICLE I**

The name of the Association is THE GABLES UNIT OWNERS ASSOCIATION, INC. hereinafter "Association".

**ARTICLE II**

The Association shall exist perpetually.

**ARTICLE III**

The principal and registered office of the Association is located at 302 The Gables, 620 Airport Road, Chapel Hill, Orange County, North Carolina 27514.

**ARTICLE IV**

Sidney A. Martin, Jr. whose address is 302 The Gables, 620 Airport Road, Chapel Hill, Orange County, North Carolina 27514 is hereby appointed the initial registered agent of the Corporation.

**ARTICLE V**

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to administer the Condominium Property in accordance with and subject to the Act, the Declaration of

COLEMAN, BERNHOLZ, DICKERSON, BERNHOLZ, GLEDHILL & HARGRAVE, ATTORNEYS AT LAW

COLEMAN, BERNHOLZ, DICKERSON, BERNHOLZ, GLEDHILL & HARGRAVE, ATTORNEYS AT LAW

Condominium Ownership for The Gables, (the "Declaration") as recorded in Book 605, Page 316 in the Office of the Register of Deeds, Orange County, North Carolina and said Declaration being incorporated herein by reference, these Articles of Incorporation, the By-Laws as attached to the Declaration, and the administrative rules and regulations adopted pursuant to the By-Laws, as any of the same may be lawfully amended from time to time; to provide for the acquisition, construction, management, maintenance and care of "association property" as said term is defined in Section 528 of the Internal REVENUE CODE of 1986, as amended, or may be hereafter defined in any amendment or replacement of said Section; and, in carrying out the foregoing purposes, to purchase, lease, exchange, acquire, own, hold, mortgage, pledge, hypothecate, borrow money upon, sell and otherwise deal in and with real and personal property of every kind, character and description whatsoever and any and all estates and interests therein and otherwise to do all things permitted by law.

#### ARTICLE VI

The Association shall have the following powers:

1. The Association shall have all the powers and privileges granted to non-profit corporations under the law pursuant to which this Association is chartered, and all of the powers and privileges which may be granted unto said Association.
2. The Association shall have the power to exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration,

these Articles of Incorporation, the By-laws of the Association, and the rules and regulations adopted pursuant to the Bylaws.

#### ARTICLE VII

Each Unit Owner upon acquisition of the Condominium Ownership Interest in the Unit shall automatically become a member of the Association. Membership may be held in the name of more than one Owner. Such membership shall terminate upon the sale or other disposition by such Unit Owner of that person's Unit, at which time the new Owner of the Unit shall automatically become a member of the Association. In addition to any other rights Declarant may have pursuant to the Declaration, Declarant shall be a member of the Association with respect to all Units owned by Declarant and shall have the right, without limitation, to exercise the voting power appurtenant to such Units and the power to vote the same. Declarant shall have the same meaning as used in the Declaration.

#### ARTICLE VIII

The directors of the Association shall be elected or appointed in the manner and for the terms provided in the By-laws and consistent with the provisions of the Declaration.

#### ARTICLE IX

No part of the net earnings of the Association shall inure to the benefit of any officer, director or member of the corporation; and 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 Association or Associations Organized for

purposes similar to those set forth in Article V hereinabove or to any lawful Association organized to operate as a non-profit organization, all as more particularly provided in the By-laws of the Corporation.

**ARTICLE X**

The number of directors constituting the initial board of directors shall be three (3) and the names and addresses of the persons who are to serve as the initial directors are:

Mr. Sidney A. Martin, Jr.  
302 The Gables  
620 Airport Road  
Chapel Hill, North Carolina 27514

Dr. Sidney A. Martin, Sr.  
1010 Blenheim Road  
Raleigh, North Carolina 27612

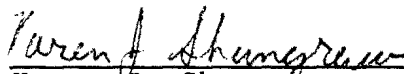
Sue J. Martin  
1010 Blenheim Road  
Raleigh, North Carolina 27612

**ARTICLE XII**

The name and address of the incorporator is as follows:

Karen J. Shangraw  
COLEMAN, BERNHOLZ, DICKERSON,  
BERNHOLZ, GLEDHILL & HARGRAVE  
Suite 20, Franklin Building  
137 E. Franklin Street  
Chapel Hill, North Carolina 27514

IN WITNESS WHEREOF, I have hereunto set my hand and seal  
this 14<sup>th</sup> day of November, 1986.

  
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Karen J. Shangraw

COLEMAN, BERNHOLZ, DICKERSON, BERNHOLZ, GLEDHILL & HARGRAVE, ATTORNEYS AT LAW

NORTH CAROLINA

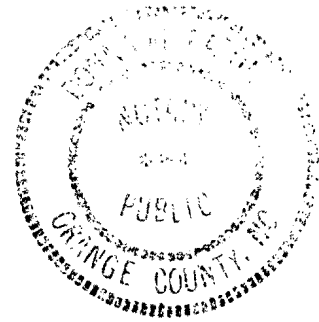
ORANGE COUNTY

I, Donna M Eator, a Notary Public of said County and State, do hereby certify that Karen J. Shangraw, personally appeared before me this day and being first duly sworn, declared that she signed the foregoing Articles of Incorporation in the capacity indicated and that the statements therein contained are true.

Witness my hand and notarial seal, this the 14th day of November, 1986.

Donna M. Eator  
Notary Public

My Commission Expires: 10-24-90



COLEMAN, BERNHOLZ, DICKERSON, BERNHOLZ, GLEDHILL & HARGRAVE, ATTORNEYS AT LAW