



NORTH CAROLINA

Department of the Secretary of State

To all whom these presents shall come, Greetings:

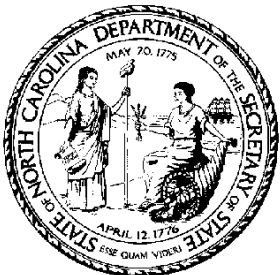
I, Elaine F. Marshall, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

ARTICLES OF INCORPORATION

OF

CEDAR CROSSING POA, INC.

the original of which was filed in this office on the 17th day of August, 2017.



Scan to verify online.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 17th day of August, 2017.

Elaine F. Marshall

Secretary of State

**ARTICLES OF INCORPORATION
OF
CEDAR CROSSING POA, INC.**

(A NONPROFIT CORPORATION)

The undersigned, being a natural person of the age of eighteen years or more, hereby makes and acknowledges these Articles of Incorporation (the "Articles") for the purpose of forming a nonprofit corporation under the Nonprofit Corporation Act contained in Chapter 55A of the North Carolina General Statutes:

**ARTICLE I
NAME**

The name of the corporation is CEDAR CROSSING POA, INC., hereinafter referred to as the "Association".

**ARTICLE II
PURPOSES AND POWERS**

The purposes for which the Association is organized, and the powers conferred upon the Association, are specified in the following Sections of this Article.

Section 1. Organization. The Association specifically is organized as the "Association" in connection with a "DECLARATION OF PROTECTIVE COVENANTS FOR CEDAR CROSSING", recorded or to be recorded in the Wake County, North Carolina Registry, and including all subsequent amendments, subdivision declarations, and supplemental declarations thereto, the declaration and such amendments, subdivision declarations, and supplemental declarations being referred to herein together as the "Declaration"), the Declaration being incorporated by reference as if fully set out herein. The Declaration governs certain real property in Wake County, North Carolina known as Cedar Crossing Subdivision and more particularly described in the Declaration. The definitions of terms contained in the Declaration shall be applicable to these Articles, unless the context clearly indicates otherwise. As referred to herein and in the Declaration, the "Act" is the North Carolina Planned Community Act, currently contained in Chapter 47F of the North Carolina General Statutes, and the "Nonprofit Corporation Act" is the North Carolina Nonprofit Corporation Act, currently contained in Chapter 55A of the North Carolina General Statutes. Except as otherwise provided herein or in other Governing Documents, the Association shall have all of the rights, powers, duties and obligations conferred upon it by the Act and the Nonprofit Corporation Act. The Association and its Members shall be subject to all of the terms of the Declaration, specifically including, without limitation, the provisions regarding membership in the Association and the obligation of Members of the Association to pay monetary assessments and other charges to the Association.

Section 2. Nonprofit Status. The Association does not contemplate pecuniary gain or profit to the members thereof and it is organized for nonprofit purposes. It is intended that this corporation (i) qualify as an exempt organization under the provisions of the Nonprofit Corporation Act, and (ii) be bound by and comply with the terms and provisions of the Act.

Section 3. General Powers. Subject to any provisions of the Declaration or other Governing Documents limiting or restricting the Association, in performing its functions under the Declaration and other Governing Documents, the Association may engage in any lawful activity for which nonprofit corporations may be organized under the Act and Nonprofit Corporation Act, and shall have all of the

powers necessary to perform such functions, specifically including all of the powers and authority conferred upon the Association by the Act, the Nonprofit Corporation Act, and in the Declaration and other Governing Documents.

ARTICLE III REGISTERED OFFICE AND AGENT

The street and mailing address and county of the initial registered office of the Association is:

1330 Sunday Drive, Suite 105
Raleigh, NC 27607 Wake County

The name of the initial registered agent of the Association at the foregoing address is:

Jesse T. Buchanan

ARTICLE IV PRINCIPAL OFFICE

The principal office of the Association is located at:

1330 Sunday Drive, Suite 105
Raleigh, NC 27607 Wake County

ARTICLE V MEMBERSHIP

The Association will have Members as described in the Declaration and other Governing Documents. There shall be no cumulative voting by the Members. Other provisions regarding Members of the Association are contained in the Declaration and other Governing Documents

ARTICLE VI EXECUTIVE BOARD

The business of the Association shall be managed by an Executive Board (also referred to herein and in the Governing Documents as the "Board of Directors" or the "Board"). The qualifications for serving as a member (also referred to as a "director") of the Executive Board, number of directors, and the methods of electing, appointing, and removing directors, shall be as provided in the Bylaws, subject to any period of Declarant control of the Board reserved by or for the Declarant in the Governing Documents.

ARTICLE VII EARNINGS; COMPENSATION

No part of the earnings of the Association shall inure to the benefit of any director, officer, Architectural Review Committee member, other Association committee member, employee or agent of the Association or other Person (other than as a Member of the Association in the same manner as all other

Members are benefitted), except that, unless prohibited or limited by the Act, the Nonprofit Corporation Act or Governing Documents: (i) reasonable compensation may be paid for services rendered to or for the Association by its employees, agents, and independent contractors; (ii) payments and indemnifications may be made to and on behalf of directors, officers, Architectural Review Committee members, other Association committee members, employees and agents of the Association as allowed in one or more of the Act, the Nonprofit Corporation Act, or Governing Documents; and (iii) any officer, director, Architectural Review Committee member, other Association committee member, employee or agent of the Association who also is an Owner as defined in the Declaration, shall have all of the rights, powers, privileges and obligations of an Owner.

ARTICLE VIII EXCULPATION, IMMUNITY AND INDEMNIFICATION

Section 1. Exculpation of Directors. To the fullest extent permitted by the Nonprofit Corporation Act as it currently or hereafter exists, no person who is serving or who has served as a director of the Association shall be liable personally for monetary damages for breach of any duty as a director. No amendment or repeal of this Section, nor the adoption of any amendment to the Articles inconsistent with this Section, shall eliminate or reduce the protection granted herein with respect to any act or matter that occurred prior to such amendment, repeal, or adoption.

Section 2. Immunity. To the fullest extent permitted by the Nonprofit Corporation Act as it currently or hereafter exists, each director and officer of the Association shall be immune individually from civil liability for monetary damages, except to the extent covered by insurance, for any act or failure to act arising out of such director or officer's service as a director or officer of the Association. No amendment or repeal of this Section, nor the adoption of any amendment to the Articles inconsistent with this Section, shall eliminate or reduce the protection granted herein with respect to any act or matter that occurred prior to such amendment, repeal, or adoption.

Section 3. Indemnification. To the fullest extent permitted by the Nonprofit Corporation Act as it currently or hereafter exists, the Association shall indemnify each Association director, officer, Architectural Review Committee member and other Association committee member. No amendment or repeal of this Section, nor the adoption of any amendment to the Articles inconsistent with this Section, shall eliminate or reduce the protection granted herein with respect to any act or matter that occurred prior to such amendment, repeal, or adoption.

Section 4. Limitations. The foregoing provisions for exculpation, immunity and indemnification are for directors, officers, Architectural Review Committee members and other Association committee members acting in their capacities as such, and with respect to any such Persons who also are Owners of any part of the Properties, such provisions are not intended to and shall not exculpate, provide immunity or indemnify any of such Persons from their liabilities as Owners under the Declaration and other Governing Documents.

ARTICLE IX AMENDMENT

Section 1. Amendment by Declarant. Except as otherwise provided by the Nonprofit Corporation Act or other Legal Requirements, during the existence of the Class B Membership the

Declarant, unilaterally and in its sole discretion, without the joinder or approval of the Association, any Member, or any other Person, and without the necessity of a meeting of the Association, may amend the Articles for any purpose, and, as required by Legal Requirements, shall file any such amendment or an amended and restated version of the Articles that incorporates any such amendment. Any amendment to the Articles adopted by the Declarant shall be effective upon the later of the effective date contained therein or the date of its filing as required by Legal Requirements. Upon adoption of any amendment to the Articles by the Declarant, the directors and officers of the Association shall cause such amendment to be executed in proper form and, as required by Legal Requirements, shall file with the office of the North Carolina Secretary of State articles of amendment or an amended and restated version of the Articles that incorporates any such amendment.

Section 2. Amendment by the Members. Unless amended as allowed pursuant to Section 1 or Section 3 of this Article, these Articles may be amended only as follows:

(a) Unless a different percentage or voting requirement is specified herein or by Legal Requirements, the Articles may be amended only by the written agreement or consent of those Members who have, or the affirmative vote at a meeting of the Association of those Members who have, to whom sixty-seven percent (67%) or more of the total number of votes in the Association are allocated and, during the existence of the Class B Membership, with the written consent of the Class B Member.

(b) Written notice of an annual or special meeting of the Association at which any proposed amendment to the Articles is to be voted on, together with at least a summary description of the proposed amendment, shall be given to all Members. If the meeting for which notice has been given is adjourned, notice of the subsequent meeting shall be given as required by the Bylaws.

(c) Upon adoption of any amendment to the Articles pursuant to this Section 2, the directors and officers of the Association shall cause such amendment to be executed in proper form and, as required by Legal Requirements, shall file with the office of the North Carolina Secretary of State articles of amendment or an amended and restated version of the Articles that incorporates any such amendment.

Section 3. Amendment of Declaration. Upon amendment of the Declaration, the Articles shall be deemed amended as necessary to conform to the amended Declaration, and the directors and officers of the Association shall file such documents with the office of the North Carolina Secretary of State as may be reasonably required to conform the Articles to the amended Declaration.

Section 4. Prohibited Effects of Amendment. Notwithstanding anything in the Articles to the contrary, no amendment to the Articles shall be effective to do or result in anything prohibited by the Declaration.

ARTICLE X
DISSOLUTION OF ASSOCIATION;
DISTRIBUTION OF ASSETS UPON DISSOLUTION

Section 1. Duration . As provided in the Declaration, unless sooner terminated as required by Legal Requirements the Declaration shall run with and bind the Properties and each Owner, and shall inure to the benefit of the Association, and each other Owner of any portion of the Properties, and their respective heirs, successors, and assigns, from and after the recording of the Declaration in the Registry until such time as it is terminated by a written termination agreement, executed or ratified in the same manner as a deed, by those Members to whom eighty percent (80%) or more of the total number of votes in the Association are allocated and, at any time during the existence of the Class B Membership that Declarant has less than eighty percent (80%) of the total number of votes in the Association, with the written consent of Declarant. Execution or ratification by any one of multiple Owners of a Lot is sufficient for that Lot unless, prior to the time the termination agreement is recorded in the Registry, any other Owner of that Lot files with the Association a written objection to the termination of the Declaration (in which event the vote allocated to that Lot shall be considered as not having been exercised). The termination agreement shall specify a date after which it will be void unless it is recorded in the Registry before that date. The termination agreement may not be recorded in the Registry unless and until the requisite number of executions or ratifications have been obtained as provided herein, and it shall be effective only upon recording. If, pursuant to the termination agreement, any real estate in the Properties is to be sold following termination of the Declaration, the minimum terms of the sale shall be set forth therein.

Section 2. Dissolution of the Association. The Association shall be dissolved upon the termination of the Declaration. Provided, however, until any sale of the Common Elements authorized by the termination agreement or approved by the Owners in the same manner as required for approval of the termination agreement is completed and the sale proceeds distributed, the Association shall continue in existence with all of the powers it had before termination. The Association, on behalf of the Owners, may contract for the sale of the Common Elements, but the contract is not binding unless such sale has been authorized in the termination agreement or it has been approved by the Owners in the same manner as required for approval of the termination agreement. Proceeds of the sale of Common Elements shall be distributed to the Owners and lienholders as their interests may appear, as provided in the termination agreement or other agreement approved by the Owners in the same manner as required for approval of the termination agreement. If the Common Elements are not to be sold following termination of the Declaration, title to the Common Elements vests in the Owners upon termination, as tenants in common in proportion to their respective interests as provided in the termination agreement.

Upon dissolution of the Association or upon loss of ownership of all of the Common Elements by the Association for any reason whatsoever (except for exchange or dedication or conveyance of any part or all of the Common Elements as allowed by the Declaration, or by reason of merger and/or consolidation with any other association as allowed by the Declaration), except as otherwise provided in the termination agreement, other agreement approved by the Owners in the same manner as required for approval of the termination agreement, or Legal Requirements (in particular, section 47F-2-118 of the Act, or any successor section of the Act), any portion of the Common Elements not under the jurisdiction of and being maintained by another association substantially similar to the Association, together with all other assets of the Association, first shall be offered to Wake County, North Carolina (or, if Wake County, North Carolina refuses such offer, then to some other appropriate Governmental Authority or public agency as determined by the Board) to be dedicated for public use for purposes similar to those to which the Common Elements and such assets were required to be devoted by the Association. If Wake County, North Carolina or such

other appropriate Governmental Authority or public agency accepts the offer of dedication, such portion of the Common Elements and assets shall be conveyed by the Association to the Wake County, North Carolina or such other appropriate Governmental Authority or public agency, subject to the superior right of an Owner to an easement (if necessary) for reasonable ingress and egress to and from such Owner's Lot and the public or private street(s) on which that Lot is located, subject to all other applicable rights of way and easements, and subject to ad valorem property taxes subsequent to the date of such conveyance.

If the Wake County, North Carolina or such other appropriate Governmental Authority or public agency refuses the offer of dedication and conveyance, the Association may transfer and convey such Common Elements and assets to any nonprofit corporation, association, trust or other entity which is or shall be devoted to purposes and uses that would most nearly conform to the purposes and uses to which the Common Elements was required to be devoted by the Declaration, such transfer and conveyance to be made subject to the rights of Owners and the other matters set forth in the immediately preceding paragraph of this Section. If there is no nonprofit corporation, association, trust or other entity who will accept such transfer and conveyance of the Common Elements and assets of the Association, then such Common Elements and assets shall be distributed as provided in the plan of termination/dissolution adopted by the Association.

ARTICLE XI MISCELLANEOUS

Section 1. Titles . The titles, headings and captions which have been used throughout the Articles are for convenience only and are not to be used in construing the Articles or any part hereof, except as necessary with respect to any cross-referencing of any provisions of the Articles.

Section 2. Number and Gender . Whenever the context of the Articles requires, the singular shall include the plural and one gender shall include all.

Section 3. Severability of Provisions . If any paragraph, section, sentence, clause or phrase of the Articles shall be or become illegal, null or void for any reason or shall be held by any court of competent jurisdiction to be illegal, null or void, the remaining paragraphs, sections, sentences, clauses and phrases hereof shall continue in full force and effect and shall not be affected thereby. To the extent that any provision of the Articles is determined to be overly broad or unenforceable and a narrower or partially enforceable construction may be given to such provision without destroying its intent, then the narrower or partially enforceable provision shall be applied and, to the extent lawful, shall be enforced. It is hereby declared that said remaining paragraphs, sections, sentences, clauses and phrases would have been and are imposed irrespective of the fact that any one or more other paragraphs, sections, sentences, clauses or phrases shall become or be illegal, null or void.

Section 4. Conflicts . Whenever there exists a conflict among the Governing Documents of the Association, the provisions of the Declaration and thereafter, any applicable Supplemental Declaration or Subdivision Declaration shall control, except as to matters of compliance with the Nonprofit Corporation Act, in which event the Articles shall control. Whenever there is a conflict between the provisions of the Articles and Bylaws, the provisions of the Articles shall control. The provisions of the Bylaws shall control over any conflicting provision of any Restrictions and Rules, Board resolutions, or Architectural Guidelines. With respect to the foregoing, specific provisions shall control general provisions, except that a construction consistent with the Act, the Nonprofit Corporation Act and other Legal Requirements shall in all cases control over any construction inconsistent therewith. The provisions of the Act and Nonprofit

Corporation Act shall in all cases control over any conflicting provisions of the ordinances of Wake County, North Carolina or any other applicable Governmental Authority. The Governing Documents shall be construed together with the construction that avoids, insofar as possible, conflicts among them.

For the purposes of this Article and any other references in the Governing Documents to similar conflicts, a "conflict" is a situation in which the provisions in question cannot be reconciled or where enforcement of one provision necessarily would prohibit enforcement of another provision - for example, where one provision allows a certain action and the other provision prohibits the same action. Two provisions that are different, but not mutually exclusive or prohibitive of each other do not constitute a conflict for the purposes of this Article.

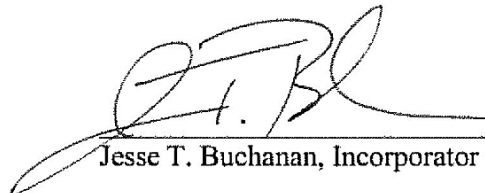
ARTICLE XII INCORPORATOR

The name and address of the incorporator is as follows:

Jesse T. Buchanan
1330 Sunday Drive, Suite 105
Raleigh, NC 27607

Wake County

This 16th day of August, 2017



Jesse T. Buchanan, Incorporator