



NORTH CAROLINA

Department of the Secretary of State

To all whom these presents shall come, Greetings:

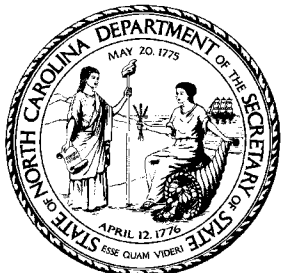
I, ELAINE F. MARSHALL, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

ARTICLES OF INCORPORATION

OF

WHITE OAK TOWNHOME COMMUNITY ASSOCIATION

the original of which was filed in this office on the 14th day of January, 2026.



Scan to verify online.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 14th day of January, 2026.

Elaine F. Marshall

Secretary of State

State of North Carolina
Department of the Secretary of State

ARTICLES OF INCORPORATION
NONPROFIT CORPORATION

Pursuant to §55A-2-02 of the General Statutes of North Carolina, the undersigned corporation does hereby submit these Articles of Incorporation for the purpose of forming a nonprofit corporation.

1. The name of the nonprofit corporation is: White Oak Townhomes Community Association.

2. ☐ (Check only if applicable.) The corporation is a charitable or religious corporation as defined in NCGS §55A-1-40(4).

3. The name of the initial registered agent is: Jeanette T. Peace.

4. The street address and county of the initial registered agent's office of the corporation is:

Number and Street: 601 West Main Street
City: Sanford State: NC Zip Code: 27332 County: Lee

The mailing address *if different from the street address* of the initial registered agent's office is:

Number and Street or PO Box: 2147
City: Sanford State: NC Zip Code: 27331 County: Lee

5. The name and address of each incorporator is as follows:

Name	Address
<u>Jeanette T. Peace</u>	<u>P. O. Box 2147 Sanford, NC 27331</u>
<u></u>	<u></u>
<u></u>	<u></u>

6. (Check either "a" or "b" below.)

a. ☒ The corporation will have members.

b. ☐ The corporation will not have members.

7. Attached are provisions regarding the distribution of the corporation's assets upon its dissolution.

8. Any other provisions which the corporation elects to include are attached.

9. The street address and county of the principal office of the corporation is:

Principal Office Telephone Number: 919-362-6799

Number and Street: 1624 White Oak Church Road Suite 200

City: Apex State: NC Zip Code: 27523 County: Wake

The mailing address *if different from the street address* of the principal office is:

Number and Street or PO Box: _____

City: _____ State: _____ Zip Code: _____ County: _____

10. (Optional): Listing of Officers (See instructions for why this is important)

Name	Address	Title

11. (Optional): Please provide a business e-mail address: peace.j@peaceatty.com

The Secretary of State's Office will e-mail the business automatically at the address provided at no charge when a document is filed. The e-mail provided will not be viewable on the website. For more information on why this service is being offered, please see the instructions for this document.

12. These articles will be effective upon filing, unless a future time and/or date is specified: _____

This is the 6th day of January, 2026.

White Oak Townhome Community Association

Incorporator Business Entity Name

Jeanette T. Peace

Signature of Incorporator

Jeanette T. Peace, Attorney

Type or print Incorporator's --Incorporator

NOTES:

1. Filing fee is \$60. This document must be filed with the Secretary of State.

White Oak Townhomes Community Association

Dissolution Clause

Upon dissolution of the Corporation the assets thereof shall be distributed in the following order: First, all liabilities and obligations of the Corporation shall be paid; satisfied and discharged, or adequate provision shall be made therefor. Second, assets held by the Corporation upon condition requiring return, transfer or conveyance, which condition occurs by reason of the dissolution, shall be returned, transferred or conveyed in accordance with such requirements. Third, all remaining assets of the Corporation shall be transferred or conveyed to one or more domestic or foreign corporations, societies, or organizations engaged in activities and having purposes substantially similar to those of the Association, which are exempt from taxation as organizations described in Section 501(c)(3) of the Internal Revenue Code of 1986.

White Oak Townhomes Community Association

Limitations Clause

No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in these Articles. No substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office.

Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.