



NORTH CAROLINA

Department of the Secretary of State

To all whom these presents shall come, Greetings:

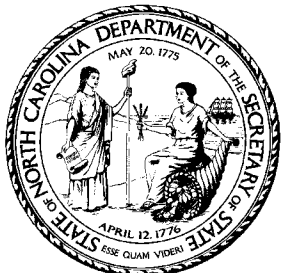
I, Elaine F. Marshall, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

ARTICLES OF INCORPORATION

OF

TOWNE PLACE CONDOMINIUM OWNERS' ASSOCIATION, INC.

the original of which was filed in this office on the 18th day of June, 2019.



Scan to verify online.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 18th day of June, 2019.

Elaine F. Marshall

Secretary of State

**ARTICLES OF INCORPORATION
of
TOWNE PLACE CONDOMINIUM OWNERS' ASSOCIATION, INC.**

A Nonprofit Corporation

PREAMBLE:

Town Place Islander, LLC, hereinafter referred to as "Declarant", owns or will own certain property in Carolina Beach, New Hanover County, North Carolina. Declarant intends to record a Declaration of Condominium for Towne Place Condominium (the "Declaration") which will encumber the property. This Association is being formed to administer the Declaration and, among other things, to perform the duties and exercise the powers of the Association pursuant to the Declaration, as and when the Declaration is recorded in the office of the New Hanover County Register of Deeds, North Carolina. Until such time as the Declaration is so recorded, the incorporator shall be the sole member of the Association.

The undersigned hereby submits these Articles of Incorporation for the purpose of forming a nonprofit corporation under the laws of the State of North Carolina.

**ARTICLE I
NAME**

The name of the corporation is: **Towne Place Condominium Owners' Association, Inc.** (referred to herein as the "Association").

**ARTICLE II
REGISTERED OFFICE AND AGENT, PRINCIPAL OFFICE**

The street and mailing address of the initial registered office and the principal office of Towne Place Condominium Owners' Association, Inc. in the State of North Carolina is: 1210 N. Lake Park Boulevard, Carolina Beach, New Hanover County, North Carolina 28428. The Association's initial registered agent at such address is: Matt Murphy.

**ARTICLE III
DEFINITIONS, DECLARATION AND BYLAWS**

All capitalized terms used herein, but not defined herein, shall have the same meanings given to them in that certain Declaration described in the preamble, as it may be amended from time to time. The original Bylaws of the Association shall be adopted by a majority vote of the initial Board of the Association present at a meeting of the directors, and at which a majority of the directors are present, or by written consent of all of the Directors, and thereafter, such Bylaws may be altered and rescinded only in such manner as said Bylaws provide.

**ARTICLE IV
MEMBERSHIP**

The Association will have members, the designations, qualifications, rights and obligations of whom are set forth in or authorized by the Bylaws of the Association. The members of the Association shall be limited solely to the Owners of Units in the Condominium. Membership shall be automatically established by acquisition of fee title to a Unit whether by conveyance, devise, descent, judicial decree,

