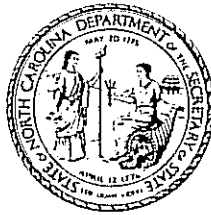


STATE OF
NORTH
CAROLINA



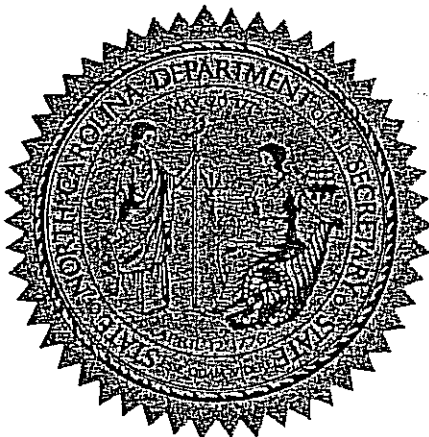
Department of The
Secretary of State

To all whom these presents shall come, Greetings:

I, Rufus L. Edmisten, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

CHARTER DOCUMENTS
OF
THE COMMONS OF DURALEIGH RIDGE
CONDOMINIUM ASSOCIATION, INC.

the original of which is now on file and a matter of record in this office.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 28th day of March, 1994.

Rufus L. Edmisten

Secretary of State

Drawn by & Mail to: Harold G. Hall, P. O. Box 19348, Raleigh,
North Carolina 27619

RECORDED
DATE 10/11/11
BY 1111
COUNTY OF WAKE STATE

ARTICLES OF INCORPORATION

THE COMMONS OF DURALEIGH RIDGE CONDOMINIUM ASSOCIATION, INC.

We, the undersigned natural persons of the age of twenty-one (21) years or more, do hereby associate ourselves into a non-profit corporation under the laws of the State of North Carolina, as contained in Chapter 55A of the General Statutes of North Carolina, entitled "Non-Profit Corporation Act", and the several amendments thereto, do hereby make, sign, and acknowledge these Articles of Incorporation, and to that end do hereby set forth:

ARTICLE I

The name of the corporation is The Commons of Duraleigh Ridge Condominium Association, Inc., hereinafter called the "Association".

ARTICLE II

The principal and registered office of the Association is located at 6014 Duraleigh Road, ^{Raleigh,} Wake County, North Carolina.

ARTICLE III

John D. Bullock, whose address is 6014 Duraleigh Road, Raleigh, Wake County, North Carolina, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for

which it is formed are to provide for maintenance, preservation and architectural control of the office Units and Common Area within that certain tract or property described on Exhibit "A" attached hereto and made a part hereof, and to promote the health, safety and welfare of the owners and occupants within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Unit Ownership, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Wake County Register of Deeds and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or

personal property in connection with the affairs of the Association.

(d) borrow money, and with the assent of seventy-five per cent (75%) of the members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Association's property to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by members holding sixty-seven per cent (67%) of the voting power of the Association, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional office property and Common Area, provided that any such merger, consolidation or annexation, (except annexation as permitted in Paragraph 18 of the Declaration), shall have the assent of members holding seventy-five (75%) of the voting power of the Association;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-profit Corporation law of the State of North Carolina by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP AND VOTING RIGHTS

Every person or entity, upon acquisition of an Ownership Interest (as that term is defined in the Declaration referred to herein) in any Unit which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Unit which is subject to assessment by the Association. Each member shall be entitled to exercise that percentage of the total voting power of the Association which is equivalent to the percentage of interest of such member's Unit in the Common Areas and Facilities. If two or more persons, whether fiduciaries, tenants in common, tenants by the entirety or otherwise, own an interest in a Unit, the owners shall designate one person with respect to such Ownership interest who shall be entitled to vote at any meeting of the Association. Such person is sometimes hereinafter referred to as "the voting member."

ARTICLE VI

RESERVE FOR REPLACEMENTS

The Association shall establish and maintain a reserve fund for replacements by the allocation and payment annually to such reserve fund in such amounts as are established by the Board of Directors. Such fund shall be deposited in a special account

with a safe and responsible depository and may be in the form of a cash deposit or invested in obligations of, or fully guaranteed as to principal by, the United States of America.

ARTICLE VII

BOARD OF DIRECTORS

Except as provided herein, the affairs of this Association shall be managed by a Board of Three (3) Directors who must be members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association.

Until such time as a Board of Directors shall be elected according to the provisions contained in the By-Laws, the offices of the Association shall be governed by an Interim Board of Directors, who need not be members of the Association, composed of the following three (3) persons:

<u>NAME</u>	<u>ADDRESS</u>
John D. Bullock	6014 Duraleigh Road Raleigh, NC 27612
George M. Womble, III	2414 Wycliff Road Raleigh, NC 27612
Harold G. Hall	4080 Barrett Drive Raleigh, NC 27619

Except as otherwise provided, the Interim Board of Directors shall have the same powers and duties enumerated in these articles and in the By-Laws for the elected Board of Directors.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by members holding sixty-seven per cent (67%) of the voting power of the Association. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

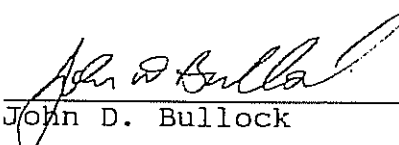
AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

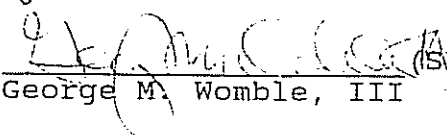
ARTICLE XI
INCORPORATORS

<u>Name</u>	<u>Address</u>
John D. Bullock	6014 Duraleigh Road Raleigh, NC 27612
George M. Womble, III	2414 Wycliff Road Raleigh, NC 27612
Harold G. Hall	4080 Barrett Drive Raleigh, NC 27619

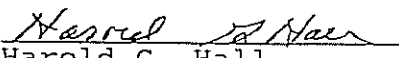
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of North Carolina, we the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 27th day of MARCH, 1987.



John D. Bullock (SEAL)



George M. Womble, III (SEAL)



Harold G. Hall (SEAL)

NORTH CAROLINA

WAKE COUNTY

THIS IS TO CERTIFY that on the 27th day of March, 1987, before me, a Notary Public, personally appeared John D. Bullock, George M. Womble, III and Harold G. Hall and I am satisfied are the persons named in and who executed the foregoing Articles of Incorporation, and I have first made known to them the contents thereof, they did acknowledge that they signed and delivered the same as their voluntary act and deed for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, this 27th day of March, 1987.

Nanna S. Medlin
Notary Public

My Commission Expires: 11-11-88

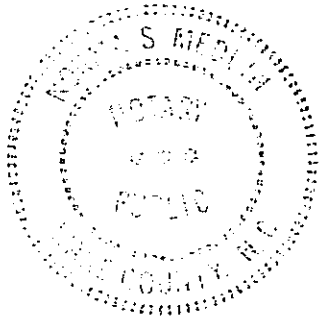


EXHIBIT "A"

BEGINNING at a point in the West right-of-way line of Duraleigh Road, said point being 0.20 miles South of the intersection of Duraleigh Road with Delta Lake Drive, said point also being the Southeast corner of Poyner, thence along the right-of-way line of Duraleigh Road South 01 degrees 02 minutes West 504.20 feet to a point; thence along the North line of Desern North 83 degrees 15 minutes West, 498.46 feet to a point, said point being in the line of Raleigh Memorial Park; thence along the line of Raleigh Memorial Park, North 04 degrees 25 minutes East 644.64 feet to a point, said point being in the line of Poyner; thence along the South line of Poyner South 82 degrees 33 minutes 37 seconds East 462.44 feet to the point and place of BEGINNING containing 7.065 acres in accordance with survey of Bass, Nixon and Kennedy, Inc., Consulting Engineer, dated 3/7/86 and recorded in Book of Maps 1986, Page 514, Wake County Registry, Raleigh, North Carolina.