



NORTH CAROLINA

Department of the Secretary of State

To all whom these presents shall come, Greetings:

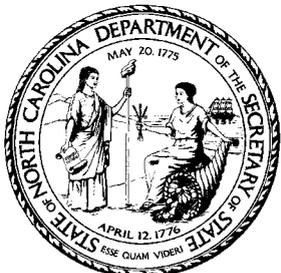
I, ELAINE F. MARSHALL, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

ARTICLES OF INCORPORATION

OF

IRON HORSE STATION CONDOMINIUM ASSOCIATION, INC.

the original of which was filed in this office on the 18th day of February, 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 18th day of February, 2026.

Elaine F. Marshall

Secretary of State

State of North Carolina
Department of the Secretary of State

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Date Filed: 2/18/2026 1:28:00 PM
Elaine F. Marshall
North Carolina Secretary of State
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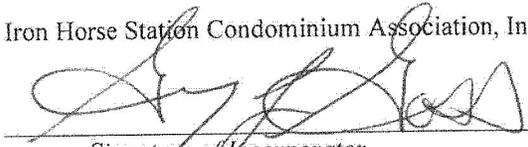
ARTICLES OF INCORPORATION
NONPROFIT CORPORATION

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 corporation is: Iron Horse Station Condominium Association, Inc.
2. _____ (Check only if applicable.) The corporation is a charitable or religious corporation as defined in NCGS '55A-1-40(4).
3. The street address and county of the initial registered office of the corporation is:
24 South Andrews Avenue, Hot Springs, North Carolina 28743 County: Madison
4. The mailing address *if different from the street address* of the initial registered office is:
PO Box 8, Hot Springs, North Carolina 28743
5. The name of the initial registered agent is: Gary L. Goss
6. The name and address of each incorporator is as follows:
Gary L. Goss, 24 South Andrews Street, Hot Springs, NC 28743
7. (Check either a or b below.)
a. ___ The corporation will have members.
b. ___ The corporation will not have members.
8. Attached are provisions regarding the distribution of the corporation's assets upon its dissolution.
9. Any other provisions which the corporation elects to include are attached.
10. The street address and county of the principal office of the corporation is:
24 South Andrews Avenue, Hot Springs, North Carolina 28743 County: Madison
11. The mailing address *if different from the street address* of the principal office is: PO Box 8, Hot Springs, NC 28743
12. These articles will be effective upon filing, unless a later time and/or date is specified: _____

This is the 18 day of February, 2026.

Iron Horse Station Condominium Association, Inc.


Signature of Incorporator
Gary L. Goss, Incorporator

Articles of Incorporation

Iron Horse Station Condominium Association, Inc.

Page 2 Additional Provisions

1. The Corporation may be dissolved only after termination of the Condominium in accordance with the terms of the Declaration and the creation of a plan of dissolution which is in full compliance with all of the terms of the North Carolina Nonprofit Corporation Act. Upon the dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all of the liabilities of the Corporation, dispose of all of the assets of the Corporation in accordance with a plan of dissolution which fully complies with the North Carolina Nonprofit Corporation Act.
2. The period of duration of the Corporation shall be perpetual.
3. The Corporation is organized for the purpose of administering the Iron Horse Station Condominium, establishing the means and methods of collecting assessments and charges for Common Expenses, arranging for management of the Association and Common Elements and performing all of the other acts that may be required or permitted to be formed by the Association in the declaration or the Bylaws. In order to properly prosecute the purposes above set forth, the Corporation shall have full power and authority to purchase, lease and otherwise acquire, hold, mortgage convey and otherwise dispose of all kinds of property, both real and personal, both in this State and in all other states, territories and dependencies of the United States, and generally to perform all lawful acts which may be deemed necessary or expedient for the proper and successful prosecution of the purposes for which the Corporation is created.
4. Directors of the Corporation shall be elected or appointed in the manner and for the terms provided in the Bylaws.
5. In addition to the powers granted non-profit corporations under the laws of the State of North Carolina, the Corporation shall have full power and authority to provide by agreement, bylaw, vote of it's Board of Directors or members, or otherwise, for indemnification of any director or officer of the Corporation, or any person who may have served at it's request as a director or officer of another Corporation, whether for profit or not for profit, against expenses actually and necessarily incurred by him or her in connection with the defense of any action, suit or proceeding in which he or she is made a party by reason of being or having been such director or officer, except in relation to matters as to which he or she shall be adjudged in such action, suit or proceeding to have acted in bad faith or to have been liable or guilty by reason of willful misconduct in the performance of duty.

Organizers

Purpose of Corporation

The corporation is organized for the following purpose(s): (check all that apply):

- Religious
- Charitable
- Educational
- Testing for public safety
- Scientific
- Literary
- Fostering national or international amateur sports competitions, and/or
- Prevention of cruelty to children or animals.