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Elaine F. Marshall
North Carolina Secretary of State
C2019 205 13529

ARTICLES OF INCORPORATION
OF
TURNER RUN HOMEOWNERS ASSOCIATION, INC.

The undersigned, being of the age of eighteen years or more, does hereby make and acknowledge these Articles of Incorporation for the purpose of forming a non-profit corporation under and by virtue of Chapter 55A of the General Statutes of North Carolina and the laws of the State of North Carolina.

1. The name of the corporation is **Turner Run Homeowners Association, Inc.**

2. The period of duration of the corporation is perpetual.

3. Definitions. As used in these Articles of Incorporation ("Articles"), the terms "Common Area" and "Lot" shall have the meaning as set forth in the Declaration of Covenants, Conditions and Restrictions of Turner Run Subdivision recorded in the office of the Register of Deeds of Pitt County, North Carolina, as the same may be amended from time to time (the "Declaration").

4. The purposes for which the corporation is organized are as follows:
   (1) To maintain, repair, manage and administer the Common Area of the development;
   (2) To own, manage, administer and maintain any real estate which may hereinafter be acquired by purchase, gift, annexation, dedication or otherwise;
   (3) To establish an orderly, equitable and efficient system of billing to pay for the expenses incurred in the furtherance of the aforesaid purposes;
   (4) To promulgate such rules and regulations and perform such deeds and acts as are deemed necessary to achieve the aforesaid objectives and to promote the health, safety and welfare of the members of this corporation; and
   (5) The transaction of any lawful activity which a corporation organized under the Nonprofit Corporation Act (North Carolina General Statutes, Chapter 55A) of the State of North Carolina by law may now or hereafter have or exercise.

5. The powers of the corporation in furtherance of the purposes set out in Article 4 above are as follows:
   (1) To exercise all of the powers and privileges and perform all of the duties and obligations of things reasonably necessary or desirable for carrying out the purposes set forth herein and for protecting the lawful rights and interests of its members in connection therewith;
   (2) To fix, levy, collect and enforce payment, by any lawful means, of all charges or assessments to members and to pay all expenses in connection therewith and all other expenses incident to the conduct of the business of the corporation, including all license fees, taxes or governmental charges levied thereon;
   (3) To 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 the real property subject to such conditions as may be agreed to by the members as provided in the bylaws;

(4) To borrow money;

(5) To dedicate, sell or transfer all or any part of its property to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members as provided in the bylaws; and

(6) To have and to exercise any and all powers, rights and privileges which a corporation organized under the Nonprofit Corporation Act (North Carolina General Statutes, Chapter 55A) of the State of North Carolina by law may now or hereafter have or exercise.

6. The corporation shall have members with such designations, rights, powers and privileges as provided in the Declaration and bylaws of the corporation.

7. The directors of the corporation shall be elected by the members in the manner provided in the bylaws.

8. No part of the net earnings of the corporation shall inure to the benefit of any officer, director or member of the corporation; and upon dissolution of the corporation the assets thereof shall, after all of its liabilities and obligations have been discharged or adequate provision made therefor, be dedicated to an appropriate public agency to be used for purposes similar to those for which the corporation was created or, in the event that such dedication is refused acceptance, distributed to any association or associations organized for purposes similar to those set forth in Article 3 hereinabove, all as more particularly provided in the bylaws of the corporation.

9. The corporation may be dissolved only with the assent in writing and signed by all members.

10. The mailing address and street address of the initial registered office of the corporation is 1698 E. Arlington Blvd., Greenville, NC 27858. The initial registered office is located in Pitt County. The name of the initial registered agent of the corporation is Christian E. Porter.

11. The mailing address and street address of the principal office of the corporation is 1698 E. Arlington Blvd., Greenville, NC 27858. The principal office is located in Pitt County. The telephone number of the principal office of the corporation is (252) 321-2020.

12. The name and address of the incorporator is:

Christian E. Porter
Colombo, Kitchin, Dunn, Ball & Porter, LLP
1698 E. Arlington Blvd.
Greenville, NC 27858

IN WITNESS WHEREOF, I have hereunto set my hand this 24th day of July, 2019.

Christian E. Porter, Incorporator

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