

ARTICLES OF INCORPORATION
FOR
MOSS LANDING OWNERS ASSOCIATION

(A NONPROFIT CORPORATION)

I, the undersigned individual, hereby do make and acknowledge these Articles of Incorporation for the purpose of forming a nonprofit corporation under and by virtue of the laws of the State of North Carolina as contained in Chapter 55A of the General Statutes of North Carolina, entitled "North Carolina Nonprofit Corporation Act," and the several amendments thereto, and to that end do hereby set forth:

1. Name: The name of the corporation is Moss Landing Owners Association (the "Association").

2. Duration: The period of duration of the Association shall be perpetual.

3. Definitions: As used in these Articles of Incorporation ("Articles"), the following definitions shall apply:

(a) Capitalized terms shall have the same meaning specified for such terms as more particularly set forth in the Declaration of Moss Landing Condominium, and any amendments thereto (collectively the "Declaration"), recorded or to be recorded in the office of the Register of Deeds of Beaufort County, North Carolina, unless such terms otherwise are specifically defined herein; and,

(b) References to the "Code" shall mean the Internal Revenue Code of 1986, as amended; and,

(c) References to the "North Carolina Condominium Act" shall mean Chapter 47C of the General Statutes of North Carolina; and,

(d) References to the "North Carolina Nonprofit Corporation Act" shall mean Chapter 55A of the General Statutes of North Carolina.

4. Purpose: The Association is organized and will be operated consistent with the North Carolina Condominium Act for the following specific purpose: To undertake and

perform any and all activities, responsibilities, and obligations applicable to the Association set forth in the Act and the Association Documents.

In order to achieve the foregoing purpose, the Association shall have the following powers and authority:

- (a) To exercise all powers and rights and perform all of the acts and duties and obligations of the Association as more particularly described in the Act and Association Documents; and,
- (b) To undertake any activity whatsoever that is in furtherance, directly or indirectly, of the purposes of the Association set forth above; and,
- (c) To take any and all actions necessary and appropriate to qualify the Association under Code Section 528 and to elect that the Association be taxed under Code Section 528, if applicable, and if such qualification and election is determined by the directors of the Association to be in the best interests of the Association; and,
- (d) To take any and all action necessary and appropriate to qualify the Association under Sections 105-125(a)(8) and 105-130.11(a)(11) of the General Statutes of North Carolina, if such sections are applicable.

Provided, however, and notwithstanding any power or authority set forth above in this Article, the Association shall have the power and authority to engage only in activities that meet each of the following requirements:

- (aa) Such activities are not broader than those activities that may be undertaken by a condominium association pursuant to the North Carolina Condominium Act; and,
- (bb) Such activities are not broader than those activities that may be undertaken by a nonprofit corporation pursuant to the North Carolina Nonprofit Corporation Act; and,
- (cc) Such activities are not broader than those activities that may be undertaken by the Association pursuant to the Declaration.

5. Initial Directors: The number of directors constituting the initial executive board of directors shall be three (3), and the names and addresses of the persons who shall serve as directors until successors shall be elected and qualified, are as follows:

<u>Name</u>	<u>Address</u>
G. Robert Kirkland	104 North Market Street Washington, NC 27889-7293
James Williamson	104 North Market Street Washington, NC 27889-7293
Michael Overton	104 North Market Street Washington, NC 27889-7293

Subsequent Executive Boards, the number of directors, their terms of office, and the method of their selection shall be provided for and determined as is set forth in the Bylaws of the Association.

6. Nonprofit Issues: The Association is not organized and shall not be operated for pecuniary gain or profit. No part of the net earnings of the Association shall inure to the benefit of, or be distributable to, its members, directors, officers, or any other individuals, other than (a) reasonable compensation paid by the Association for services actually rendered, (b) by acquiring or providing management, maintenance, and care of the Condominium and the Common Elements as set forth in the Declaration, and (c) by rebating excess membership dues, fees, or assessments pursuant to Section 55A-13-02(b)(3) of the North Carolina Nonprofit Corporation Act.

7. Membership: The Association shall have members, and the qualifications and rights of members shall be set forth in the Bylaws of the Association and the Declaration.

8. Dissolution: In the event of dissolution of the Association, any net assets remaining after the satisfaction of the Association's liabilities shall be transferred and delivered (a) to one (1) or more nonprofit corporations formed under the North Carolina Nonprofit Corporation Act, as shall be selected by the Executive Board of the Association, that are organized generally for purposes similar or related to those set forth in Article 4 hereof, or (b) as

otherwise permitted by law. The Association may be dissolved at any time, if such dissolution is undertaken consistent with the North Carolina Nonprofit Act and the North Carolina Condominium Act, and with the required affirmative consent of not less than eighty percent (80%) vote of all members of the Association entitled to vote.

9. Registered Office and Agent: The street and mailing address of the initial registered office of the Association is 104 North Market Street, Beaufort County, Washington, North Carolina 27889-7293; and the name of the initial registered agent at such address is Stanley Friedman.

10. Principal Office: The street and mailing address of the Association's principal office is 104 North Market Street, Beaufort County, Washington, North Carolina 27889-7293.

11. Limitation on Personal Liability: To the fullest extent provided by law, no director of the Association shall be personally liable for monetary damages arising out of an action, whether by or in the right of the Association or otherwise, for breach of any duty as a director.

12. Disapproval Power of Declarant: Pursuant to the authority granted in Section 55A-8-01(c) of the North Carolina Nonprofit Corporation Act, the Declarant shall have disapproval power over all actions taken by the Executive Board of the Association or by any committee of the Association as may have been appointed by the Executive Board or established by the Bylaws or the Declaration. The Declarant's disapproval power shall begin as of the incorporation date of the Association and shall end no later than the earlier to occur of: (a) expiration of the Development Period; or (b) the date such right is relinquished by the Declarant by a signed document recorded in the Register of Deeds. During such time as the Declarant's disapproval power is in effect as set forth above, the Board and any committee of the Association shall communicate in writing by certified mail, return receipt requested, to the Declarant any and all action taken by the Board or committee, as applicable, within two (2) business days of taking action, and the Declarant shall have ten (10) business days after receipt of such communication in which to veto such action by delivering written notice of the Declarant's disapproval to the Secretary of the Association.

13. Duty and Obligation of Association to accept Transfers: Notwithstanding any other provision of these Articles and the Association's Bylaws, the Association shall have the duty and obligation to perform the following acts:

Subject to the terms and conditions of applicable provisions in the Declaration regarding the Permit and Stormwater Management Facilities, or the Permit itself: (a) to accept transfer of (i) the Permit from the Declarant and (ii) Declarant's responsibilities under the Permit upon tender of the transfer of such responsibilities by Declarant to the Association, (b) to take any and all actions necessary to be done by the Association regarding the Permit (including without limitation, amending these Articles or the Association's Bylaws), and (c) to execute all documents required to be executed by the Association in order to allow such transfers to occur.

14. Declarant Approval of Changes to Articles of Incorporation and Bylaws: No Amendment to these Articles and the Bylaws shall be effective and enforceable until approved in writing by the Declarant. This requirement of written approval by the Declarant of any amendments to the Articles or Bylaws shall begin as of the incorporation date of the Association and shall terminate on the earlier to occur of: (a) the expiration of the Development Period, or (b) the date such right is relinquished by Declarant by a signed document recorded in the Register of Deeds terminating the approval rights set forth in this Article.

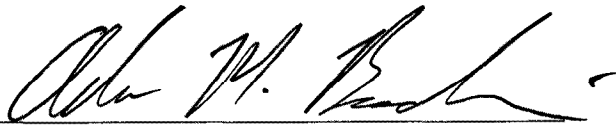
15. Amendments to Articles of Incorporation: Amendment of these Articles may only be undertaken consistent with the applicable provisions of the North Carolina Nonprofit Corporation Act, and with the required affirmative consent of not less than a seventy-five percent (75%) vote of all of the members of the Association entitled to vote; subject, however, (a) to the Declarant's power to approve any amendments to these Articles set forth above in Article 14 hereof, and (b) certain limitations on the voting rights of members of the Association on amendments to these Articles set forth the Bylaws.

16. Declarant Power to Amend Articles of Incorporation and Bylaws: Until the amendment power of the Declarant terminates as is provided in this Article, the Declarant shall have the authority, as is permitted in Section 55A-8-01(c) of the North Carolina Nonprofit Corporation Act, to amend the Articles of Incorporation and the Association's Bylaws without the joinder or consent of any other Person if such amendment is authorized or required pursuant

to the Declaration or by any governmental agency for governmental approval, including, but not limited to, (a) compliance with any requirements imposed by any agency of the State of North Carolina; or (b) compliance with any rule or regulation of the Department of Housing and Urban Development, the Veterans Administration, or their successors. The Executive Board shall not have the authority for such period to preempt Declarant's authority or to preempt any action taken by Declarant in the exercise of Declarant's authority. The aforementioned right of the Declarant shall begin as of the incorporation date of the Association and shall terminate on the earlier to occur of: (aa) the expiration of the Development Period, or (bb) the date such right is relinquished by Declarant by a signed document recorded in the Register of Deeds terminating the power to amend as set forth in this Article.

17. Incorporator: The name of the incorporator is Adam M. Beaudoin, and the address of the incorporator is 127 Racine Drive, Post Office Box 7068, Wilmington, North Carolina 28406-7068.

IN TESTIMONY WHEREOF, I have hereunto set my hand, this the 5th day of August, 2008



Adam M. Beaudoin
Incorporator

Prepared by and return to:

Adam M. Beaudoin
For the firm of
Ward and Smith, P.A.
127 Racine Drive
Post Office Box 7068
Wilmington, North Carolina 28406-7068
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