

File: Scott Browning

STATE OF 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 LOCKSLEY WOODS CONDOMINIUM ASSOCIATION, INC.

the original of which was filed in this office on the 22nd day of June, 1999.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 22nd day of June, 1999.

Elaine F. Marshall

Secretary of State

CORP ID # 0497844

FILED c

6:31pm

JUN 22 1999

Effective Jul 01 1999 12:01am

BLAINE F. MARSHALL

SECRETARY OF STATE

NORTH CAROLINA

ARTICLES OF INCORPORATION

OF

Locksley Woods Condominium Association, Inc.

99 155 5025

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 Locksley Woods Condominium Association, Inc. hereinafter called the "Association".

ARTICLE II

REGISTERED AGENT AND ADDRESS

The address of the initial registered office of the corporation in the State of North Carolina is 200 East Arlington Blvd, Suite R, Pitt County, Greenville, NC 27858; and the name of its initial registered agent at such address is William H. Clark. The address of the principal office is the same as the initial registered office.

ARTICLE III

INCORPORATOR

The name and address of the incorporator is:

NAME

ADDRESS

Robert R. Browning

200 East Fourth Street
P.O. Box 859
Greenville, NC 27835-0859

ARTICLE IV

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Unit located in Locksley Woods Condominiums that 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 that 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 in Locksley Woods Condominiums that is subject to assessment by the Association.

ARTICLE V

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 condominium units and Common Elements within that certain tract or property which includes the first phase of Locksley Woods Condominium Association, Inc. and all of the additional real estate which may be added, but need not be built, to the condominium by the declarant and described as follows:

Locksley Woods Condominiums,

PHASE I:

Lying and being in Winterville Township, Pitt County, North Carolina, lying north of NCSR 1706, York Road and east of NCSR 1704 Fourteenth Street Extension and beginning at the northeastern corner of lot 15, Block "A" of Heritage Village Subdivision, Section 2 as recorded in Map Book 29, Page 129 of the Pitt County Registry, said corner being on the southern right of way of Norfolk Southern Railroad, thence along the right of way of Norfolk Southern Railroad S-48-29-49-E-514.87 feet to a point, thence leaving the right of way S-20-45-00-W-185.69 feet, thence S-46-17-38-W-131.29 feet, thence S-71-51-39-W-123.18 feet, thence S-29-57-38-W-136.49 feet, thence S-21-07-01-W-198.74

feet, thence S-08-03-24-W-58.23 feet to a point on the northern right of way of NCSR 1706 York Road, thence following the right of way of NCSR 1706 York Road N-81-56-36-W-105.30 feet, thence N-85-14-09-W-103.22 feet, thence N-85-50-30-W-53.17 feet to the true point of beginning of York Villas Phase 1, thence continuing along the right of way of NCSR 1706 York Road N-85-50-30-W-321.67 feet to the southeast corner of the Linda M. Stancill Property as recorded in Deed Book 191, Page 663 of the Pitt County Registry, thence leaving the right of way of York Road N-16-39-17-W-211.86 feet, thence N-73-20-43-E-15.37 feet, thence N-16-39-17-W-45.49 feet, thence S-68-30-41-W-15.43 feet, thence N-16-39-17-W-14.35 feet, thence N-68-16-41-W-40.00 feet, thence N-34-01-44-W-183.73 feet, thence N-59-47-31-E-15.79 feet, thence N-30-12-29-W-5.00 feet, thence N-59-47-31-E-51.64 feet to the back line of Heritage Village Subdivision, thence along the line of Heritage Village Subdivision S-76-28-10-E-102.35 feet, thence S-79-31-00-E-169.85 feet thence S-83-25-30-E-179.92 feet, thence leaving the line of Heritage Village Subdivision S-06-34-30-W-98.46 feet, thence S-81-39-01-E-72.79 feet, thence S-27-16-28-E-41.51 feet, thence S-09-02-29-W-270.34 feet to the point of beginning containing 4.0508 acres.

ADDITIONAL REAL ESTATE
Locksley Woods Condominiums.:
(Need not be built)

PARCEL 1.

Lying and being in Winterville Township, Pitt County, North Carolina, lying north of NCSR 1706, York Road and east of NCSR 1704 Fourteenth Street Extension and beginning at the northeastern corner of lot 15, Block "A" of Heritage Village Subdivision, Section 2 as recorded in Map Book 29, Page 129 of the Pitt County Registry, said corner being on the southern right of way of Norfolk Southern Railroad, thence along the right of way of Norfolk Southern Railroad S-48-29-49-E-514.87 feet to a point, thence leaving the right of way S-20-45-00-W-185.69 feet, thence S-46-17-38-W-131.29 feet, thence S-71-51-39-W-123.18 feet, thence S-29-57-38-W-136.49 feet, thence S-21-07-01-W-198.74 feet, thence S-08-03-24-W-58.23 feet to a point on the northern right of way of NCSR 1706 York road, thence following the right of way of York Road N-81-56-36-W-105.30 feet, thence N-85-14-09-W-103.22 feet, thence N-85-50-30-W-374.83 feet to a corner of the Linda M. Stancill property (Deed Book 191, Page 663), thence with the Stancill line N-16-39-17-W-270.41 feet, thence S-66-41-12-W-195.85 feet to a point on the eastern right of way of NCSR 1704 Fourteenth Street Extension, thence along the right of way of NCSR 1704 N-34-01-44-W-196.74 feet to a corner of the Carol Vance Averette Property (Deed Book L-49, Page 25), thence with the Averette line N-59-47-31-E-170.92 feet, thence N-29-52-10-W-63.97 feet, thence S-76-21-27-E-33.06 feet to a point in the southern line of Heritage Village Subdivision, Section 5 (Map Book 33, Page 161), thence along the Heritage Village Subdivision boundary S-76-28-10-E-161.75 feet, thence S-79-31-00-E-169.85 feet, thence S-83-25-30-E-187.80 feet to a point in the eastern line of Heritage Village Section 4 (Map Book 32, Page 35), thence continuing along the Heritage

Village boundary N-30-11-30-E-655.59 feet to the point of beginning containing 13.7462 acres.

THERE IS EXCEPTED FROM THE FOREGOING:

Lying and being in Winterville Township, Pitt County, North Carolina, lying north of NCSR 1706, York Road and east of NCSR 1704 Fourteenth Street Extension and beginning at the northeastern corner of lot 15, Block "A" of Heritage Village Subdivision, Section 2 as recorded in Map Book 29, Page 129 of the Pitt County Registry, said corner being on the southern right of way of Norfolk Southern Railroad, thence along the right of way of Norfolk Southern Railroad S-48-29-49-E-514.87 feet to a point, thence leaving the right of way S-20-45-00-W-185.69 feet, thence S-46-17-38-W-131.29 feet, thence S-71-51-39-W-123.18 feet, thence S-29-57-38-W-136.49 feet, thence S-21-07-01-W-198.74 feet, thence S-08-03-24-W-58.23 feet to a point on the northern right of way of NCSR 1706 York Road, thence following the right of way of NCSR 1706 York Road N-81-56-36-W-105.30 feet, thence N-85-14-09-W-103.22 feet, thence N-85-50-30-W-53.17 feet to the true point of beginning of York Villas Phase 1, thence continuing along the right of way of NCSR 1706 York Road N-85-50-30-W-321.67 feet to the southeast corner of the Linda M. Stancill Property as recorded in Deed Book 191, Page 663 of the Pitt County Registry, thence leaving the right of way of York Road N-16-39-17-W-211.86 feet, thence N-73-20-43-E-15.37 feet, thence N-16-39-17-W-45.49 feet, thence S-68-30-41-W-15.43 feet, thence N-16-39-17-W-14.35 feet, thence N-68-16-41-W-40.00 feet, thence N-34-01-44-W-183.73 feet, thence N-59-47-31-E-15.79 feet, thence N-30-12-29-W-5.00 feet, thence N-59-47-31-E-51.64 feet to the back line of Heritage Village Subdivision, thence along the line of Heritage Village Subdivision S-76-28-10-E-102.35 feet, thence S-79-31-00-E-169.85 feet thence S-83-25-30-E-179.92 feet, thence leaving the line of Heritage Village Subdivision S-06-34-30-W-98.46 feet, thence S-81-39-01-E-72.79 feet, thence S-27-16-28-E-41.51 feet, thence S-09-02-29-W-270.34 feet to the point of beginning containing 4.0508 acres.

PARCEL 2.

Lying and being in Winterville Township, Pitt County, North Carolina, lying north of NCSR 1706, York Road and east of NCSR 1704 Fourteenth Street Extension and beginning at the northeastern corner of lot 15, Block "A" of Heritage Village Subdivision, Section 2 as recorded in Map Book 29, Page 129 of the Pitt County Registry, said corner being on the southern right of way of Norfolk Southern Railroad, thence along the right of way of Norfolk Southern Railroad S-48-29-49-E-514.87 feet to a point, the true point of Beginning, thence continuing along the southern right of way of Norfolk Southern Railroad S-48-28-23-E-122.16 feet to a point, thence S-48-31-37-E-301.83 feet to a point, thence S-48-47-27-E-35.03 feet to an existing iron rod found in the western line of Yorkshire Cluster Development, Section 3 as recorded in Map Book 51, Page 3 of the Pitt County Registry, thence in a southerly direction along the western property line of

Yorkshire Cluster, Section 3 S-41-28-23-W-77.74 feet to an existing iron rod found at the beginning of a curve to the left having a radius of 234.39 feet and being subtended by a chord bearing of S-62-11-34-W-246.14 feet to an iron rod found at the end of the curve, thence S-30-31-09-W-30.12 feet to an existing iron rod found at the northwest corner of Yorkshire Cluster Development, Section 2 as recorded in Map Book 47, Page 153 of the Pitt County Registry, thence along the western property line of Yorkshire Cluster, Section 2 S-30-31-09-W-304.78 feet to an existing iron rod found in the western right of way of NCSR 1706 (York Road), thence westerly along the northern right of way the following courses and distances N-65-37-35-W-33.11 feet to a point, thence N-69-56-54-W-102.71 feet to a point, thence N-73-34-57-W-105.72 feet to a point, thence N-77-27-28-W-104.81 feet to the southeast corner of Locksley Woods as recorded in Map Book 50, Page 100 of the Pitt County Registry, thence in a northerly direction along the eastern property line of Locksley Woods, N-08-03-24-E-58.23 feet to a point, thence N-21-07-01-E-198.74 feet to a point, thence N-29-57-38-E-136.49 feet to a point, thence N-71-51-39-E-123.18 feet to a point, thence N-46-17-38-E-131.29 feet to a point, thence N-20-45-00-E-185.69 feet to the true point of Beginning, containing 6.0540 acres excluding area retained in right of way of railroad and highway.

PARCEL 3.

Lying and being in Greenville, Winterville Township, Pitt County, North Carolina, lying south of NCSR 1706 York Road and east of Fourteenth Street Extension, beginning at an existing Parker Kalon nail in the centerline intersection of Fourteenth Street Extension and Barnes Street, the true point of beginning. Thence with the centerline of Fourteenth Street Extension N23-58-26W 33.75', thence N20-28-36W 49.98', thence N22-08-45W 6.93' to an existing Parker Kalon nail, thence N22-08-45W 43.06', thence N23-46-01W 50.01', thence N25-23-22W 50.02', thence N27-03-32W 49.99', thence N28-43-40W 50.04', thence N30-22-36W 49.98', thence N32-01-05W 49.99', thence N33-27-10W 35.98', thence N33-55-49W 14.05', thence N34-02-27W 58.14', thence N34-01-38W 41.86', thence N34-04-14W 40.04', thence N34-02-33W 29.05' to the centerline intersection of Fourteenth Street Extension and NCSR 1706 York Road, thence with the centerline of York Road S85-50-36E 443.28' to an existing Parker Kalon nail, thence S85-50-36E 88.04' to an existing Parker Kalon nail, thence S85-14-09E 102.20' to an existing Parker Kalon nail, thence S81-56-36E 103.26' to an existing Parker Kalon nail in the western property line of Brookridge Cluster Development, Section 5 as recorded in map book 47, page 921 of the Pitt County Registry, thence with the Brookridge Cluster Development boundary S09-44-56E 213.54' to an existing iron stake, thence leaving the Brookridge Cluster Development line and with the line of Quail Ridge Subdivision, Section 1 as recorded in map book 28, page 187 of the Pitt County Registry S56-52-05W 501.18' to an existing concrete monument, thence S56-52-05W 45.28' to the point of beginning, containing 5.6476 acres.

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of 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 Condominium Under the Provisions of Chapter 47C of the General Statutes of the State of North Carolina, and Covenants, Conditions and Restrictions of Locksley Woods Condominium Phase 1, hereinafter called the "Declaration", applicable to the property and recorded, or to be recorded, in the Office of the Register of Deeds of Pitt County, North Carolina, 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 two-thirds (2/3) 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 Common Area 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 as

instrument has been signed by eighty percent (80%) of the members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall be assented to as provided for in the Declaration;

(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 VI

BOARD OF DIRECTORS

The number of directors constituting the initial Board of Directors shall be three (3). Directors need not be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Jacob Fine	200 E Arlington Blvd., Suite R, Greenville, NC 27858
Meta H. Minor	200 E Arlington Blvd., Suite R, Greenville, NC 27858
William H. Clark	200 E Arlington Blvd., Suite R, Greenville, NC 27858

To the fullest extent permitted by the North Carolina Nonprofit Corporation Act as it exists or may hereafter be amended, no person who is serving or who has served as a director of the corporation shall be personally liable for monetary damages for breach of any duty as a director. No amendment or repeal of this article, nor the adoption of any other amendment to these Articles of Incorporation inconsistent with this article, shall eliminate or reduce the protection granted herein with respect to any matter that occurred prior to such amendment, repeal, or adoption.

ARTICLE XII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the members. 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 nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XIII

AMENDMENTS

Amendment of these Articles shall require the assent of two-thirds (2/3) of the entire membership.

ARTICLE IX

VA/FHA APPROVAL

As long as the declarant controls the Association, the following actions will require the prior approval of the Veterans Administration and/or the Federal Housing Administration: annexation of additional properties not specifically described in these Articles, mergers and consolidations, mortgaging the common elements, dedication of common elements, dissolution and amendment of the Articles of Incorporation.

ARTICLE X

DURATION

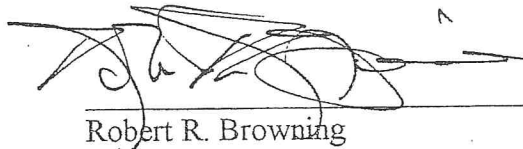
The period of duration of the corporation is: The corporation shall exist perpetually.

ARTICLE XI

EFFECTIVE DATE

These articles will become effective at 12:01 a.m. on the 1st day of July, 1999.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of North Carolina, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation, this the 15th day of June, 1999.

 (SEAL)
Robert R. Browning

INCORPORATOR

NORTH CAROLINA

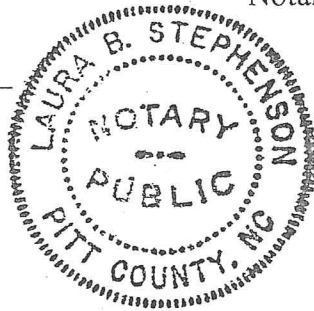
COUNTY OF PITT

I, Laura B. Stephenson, a Notary Public in and for the aforesaid County and State do hereby certify that Robert R. Browning personally appeared before me this day and, after being duly sworn, acknowledged the due execution of the foregoing Articles of Incorporation of Locksley Woods Condominium Association, Inc. and certified that the same is true.

Witness my hand and seal this the 1ST day of June, 1999.

Laura B. Stephenson
Notary Public

My Commission Expires: 10-27-99



FILED
JUDY J. TART
REGISTER OF DEEDS

99 NOV 23 AM 9:02

Judy J. Tart
PITT COUNTY, NC