

**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**

**Harbor Watch Homeowners Association, Inc.**  
**Of Lake Norman**

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 12<sup>th</sup> day of February, 1998.

**ARTICLES OF INCORPORATION  
OF  
HARBOR WATCH HOMEOWNERS ASSOCIATION, INC.  
OF LAKE NORMAN**

The undersigned, all being of the age of eighteen years of more, do hereby make and acknowledge these Articles of Incorporation for the purpose of forming a non-profit 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 "Non-Profit Corporation Act":

**Article I**

The name of the Corporation is HARBOR WATCH HOMEOWNERS ASSOCIATION, INC. OF LAKE NORMAN.

**Article II**

The period of duration of the corporation shall be perpetual.

**Article III**

HARBOR WATCH HOMEOWNERS ASSOCIATION, INC. OF LAKE NORMAN does not contemplate pecuniary gain or profit to the member thereof, and the specific purposes for which it is formed include the provision for providing for certain maintenance and preservation of the area know as Harbor WATCH Subdivision on Lake Norman and to provide architectural control of structures to ve constructed therein, and to control all of the common areas associated therewith (including the roadways), and to promote the health, safety and welfare of those individuals located within the area known as Harbor WATCH Subdivision on Lake Norman and any additions thereto. For the above purposes the Corporation shall:

- (a) Exercise all of the powers and privileges and perform all of the duties and obligations of the Corporation as set forth in those certain restrictive covenants and declarations of covenants, conditions and restrictions applicable to the property and recorded, or to be recorded, in the Office of the Register of Deeds of Iredell County, North Carolina, and as the same may be amended from time to time, said declarations and restrictions being incorporated herein as if fully set forth. The current set of such Declaration of Covenants, Conditions and Restrictions of Harbor WATCH Subdivision on Lake Norman is recorded in the Iredell County Registry in Book 1020, Page 1469.
- (b) Fix, levy, collect and enforce payment, by any lawful means, of all charges of assessments pursuant to the terms of said declarations and/or restrictions and pay all expenses in connection therewith and all other expenses incident to the conduct of the business of this Corporation.
- (c) Acquire, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use of otherwise dispose of any real or personal property in connection with the affairs of this Corporation.
- (d) Borrow money and give any security therefore from any real or personal property.

- (e) To have all powers and to engage in any lawful activity of a corporation organized under Chapter 55A of the North Carolina General Statutes, when no inconsistent provision is made by law or in these Articles of Incorporation, and, in general, to do all things and perform all acts incident to or necessary or proper in carrying out the business and purposes of the Corporation.

**Article IV**

This Corporation shall have no capital stock. The Corporation shall have members whose qualification for membership and rights of membership shall be set out in the above-referenced Declaration of Covenants, Conditions and Restriction of Harbor Watch Subdivision on Lake Norman (hereinafter referred to as the “Declaration”), which may be supplemented by the By-Laws of the Corporation.

**Article V**

The affairs of the Corporation shall be managed by a Board of Directors and the number, qualifications and classes (if any) of the Directors shall be fixed by the Declaration, and the Directors shall be elected or appointed in the manner and for the term provided in such Declaration of By-Laws.

**Article VI**

This Corporation shall not be operated for profit. 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 therefore, be distributed to any association or associations organized for purposes similar to those set forth in Article III above, or to an appropriate public agency to be used for said purposes, or exclusively for public purposes.

**Article VII**

The address of the initial registered agent of the Corporation in the State of North Carolina is P.O. Box 1627, 1312 Matthews-Mint Hill Road, Matthews, North Carolina, 28105, and the name of the initial Registered Agent at such address is Gary Allen. This is also the address of the principal office of the corporation and the site of all corporate records. Mecklenburg County

**Article VIII**

The names and addresses of the initial incorporators, acting as representatives of the members, who shall also become the members of the initial Board of Directors until their successors are elected and qualified are as follows:

Name	Address
------	---------

Rita Collins	1312 Matthews-Mint Hill Road Matthews, NC 28105
Maxine Turner	1312 Matthews-Mint Hill Road Matthews, NC 28105
Gary Allen	1312 Matthews-Mint Hill Road Matthews, NC 28105
Amon McCormack, Jr	1312 Matthews-Mint Hill Road Matthews, NC 28105
Randy Allen	1312 Matthews-Mint Hill Road Matthews, NC 28105

**Article IX**

Personal liability for all directors for monetary damages arising out of an action or actions, whether by or in the right of the corporation or otherwise for breach of any duty as a director is eliminated except with respect to acts, omissions, liabilities and/or transactions described and defined in North Carolina General Statutes Section 55A-2-02(b) (4) (i), (ii), (iii), and (iv).

IN WITNESS WHEREOF, we, the undersigned's have hereunto set our hands, this 29<sup>th</sup> day of August, 1997.

\_\_\_\_\_  
RITA COLLINS

\_\_\_\_\_  
MAXINE TURNER

\_\_\_\_\_  
GARY ALLEN

\_\_\_\_\_  
AMON McCORMACK JR.

\_\_\_\_\_  
RANDY ALLEN