



# NORTH CAROLINA <sup>Box 58</sup>

## 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

**SUNNY BROOK HOMEOWNERS ASSOCIATION, INC.**

the original of which was filed in this office on the 4th day of January, 2008.

**2008000940 00105**

FORSYTH CO, NC FEE \$21.00  
PRESENTED & RECORDED:

**01-08-2008 02:06 PM**

KAREN GORDON

REGISTER OF DEEDS  
BY: PATSY RUTH DAVIS  
DPT

**BK: RE 2805**

**PG: 3151-3154**



IN WITNESS WHEREOF, I have hereunto  
set my hand and affixed my official seal at the  
City of Raleigh, this 4th day of January, 2008

*Elaine F. Marshall*

Secretary of State

C200736500174

SOSID: 1020133  
Date Filed: 1/4/2008 12:16:00 PM  
Elaine F. Marshall  
North Carolina Secretary of State  
C200736500174

State of North Carolina  
Department of the Secretary of State

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: Sunny Brook Homeowners 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:  
Number and Street 5121 N. Causeway Drive  
City, State, Zip Code Winston-Salem, NC 27106 County Forsyth
4. The mailing address *if different from the street address* of the initial registered office is:  
P.O. Box 10, Bethania, NC 27010
5. The name of the initial registered agent is:  
James W. Armentrout
6. The name and address of each incorporator is as follows: James W. Armentrout, 5121 N. Causeway Drive,  
Winston-Salem, NC 27106
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:  
Number and Street 5121 N. Causeway Drive  
City, State, Zip Code Winston-Salem, NC 27106 County Forsyth
11. The mailing address *if different from the street address* of the principal office is:  
P.O. Box 10, Bethania, NC 27010

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12. The articles will be effective upon filing, unless a later time and/or date is specified: \_\_\_\_\_

This is the 27<sup>th</sup> day of December, 2007.



*Signature of Incorporator*

James W. Armentrout, Incorporator

Type or print Incorporator's name and title, if any

**528(c)(1) SUPPLEMENTAL STATEMENT**

Said corporation hereby elects to be treated as a tax-exempt homeowners association as defined under section 528(c)(1) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law) and is organized and operated to provide for the acquisition, construction, management, maintenance, and care of association property.

No part of the net earnings of this corporation inures (other than by acquiring, constructing, or providing management, maintenance, and care of association property, and other than by a rebate of excess membership dues, fees, or assessments) to the benefit of any private shareholder or individual.

The corporation may be dissolved with the assent given in writing and signed by not less than two-thirds of the members. Upon dissolution of the corporation, other than incident to a merger or consolidation, the assets of the corporation shall, after paying or making provision for the payment of all of the liabilities of the corporation, be dedicated to an appropriate public agency to be used for purposes similar to those for which this corporation 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.