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ARTICLES OF INCORPORATION

OF

RIDGECREEK CONDOMINIUM ASSOCIATION, INC.

Article 1. Name. The name of the Corporation is Ridgecreek Condominium Association, Inc.

Article 2. Duration. The Corporation shall have perpetual duration.

Article 3. Applicable Statute. The Corporation is organized pursuant to the provisions of the Georgia Nonprofit Corporation Code, O.C.G.A. Section 14-3-1, et. seq. (Michie), Ga. Code Ann. Section 22-2101, et seq. (Harrison).

Article 4. Purposes and Powers. The Corporation does not contemplate pecuniary gain or benefit, direct or indirect, to its members. In way of explanation and not of limitation, the purposes for which it is formed are:

(a) to be and constitute the Association to which reference is made in the Declaration of Condominium for Ridgecreek Condominium as may now exist and as might have already or may hereinafter be amended, in the Office of the Clerk of the Superior Court of DeKalb County, Georgia, to perform all obligations and duties of the Association, and to exercise all rights and powers of the Association, as specified therein, in the By-Laws, and as provided by law; and

(b) to provide an entity for the furtherance of the interests of the owners of units in the development.

In furtherance of its purposes, the Corporation shall have the following powers, which, unless indicated otherwise by

SHOULD BE DELETED

the Declaration or By-Laws, may be exercised by the Board of Directors:

(a) all of the powers conferred upon nonprofit corporations by common law and the statutes of the State of Georgia in effect from time to time;

(b) all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the By-Laws, or the Declaration, including, without limitation, the following:

(i) to fix and to collect assessments or other charges to be levied against the Properties;

(ii) to manage, control, operate, maintain, repair, and improve the Common Area and facilities, and property subsequently acquired by the Corporation, or any property owned by another, for which the Corporation, by rule, regulation, Declaration, or contract, has a right or duty to provide such services;

(iii) to enforce covenants, conditions, or restrictions affecting any property to the extent the Association may be authorized to do so under any Declaration or By-Laws;

(iv) to engage in activities which will actively foster, promote, and advance the common interests of all owners of units at the development;

(v) to buy or otherwise acquire, sell, or otherwise dispose of, mortgage, or otherwise encumber,

exchange, lease, hold, use, operate, and otherwise deal in and with real, personal, and mixed property of all kinds and any right or interest therein for any purpose of the Corporation;

(vi) to borrow money for any purpose as may be limited in the By-Laws;

(vii) to enter into, make, perform, or enforce contracts of every kind and description, and to do all other acts necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any other association, corporation, or other entity or agency, public or private;

(viii) to act as agent, trustee, or other representative of other corporations, firms, or individuals, and as such to advance the business or ownership interests in such corporations, firms, or individuals;

(ix) to adopt, alter, and amend or repeal such By-Laws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, such By-Laws may not be inconsistent with or contrary to any provisions of the Declaration; and

(x) to provide any and all supplemental municipal services as may be necessary or proper.

(c) The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers which may now or hereafter be allowed

or permitted by law; and the powers specified in each of the paragraphs of this Article 4 are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provision of this Article 4.

Article 5. Membership. The Corporation shall be a membership corporation without certificates or shares of stock. All unit owners, by virtue of their ownership of units in the development, are members of the Association. The members shall be entitled to vote for each unit in which they hold the interest required for membership, in accordance with the Declaration.

Article 6. Board of Directors. The business and affairs of the Corporation shall be conducted, managed, and controlled by a Board of Directors. The Board shall consist of three (3) members. The initial Board of Directors shall consist of the following three (3) members:

John A. Strama
2401 Lake Park Drive
Suite 100
Atlanta, Georgia 30080

Gregory Gallagher
2401 Lake Park Drive
Suite 100
Atlanta, Georgia 30080

Steve Lambert
2401 Lake Park Drive
Suite 100
Atlanta, Georgia 30080

The method of election and term of office, removal and filling of vacancies shall be as set forth in the By-Laws. The Board may delegate such operating authority to such companies, individuals, or committees as it, in its discretion, may determine.

Article 7. Dissolution. The Corporation may be dissolved only as provided in the Declaration, By-Laws, and by the laws of the State of Georgia.

Article 8. Amendments. These Articles may be amended as provided by the Georgia Nonprofit Corporation Code, provided that no amendment shall be in conflict with the Declaration, and provided further that no amendment shall be effective to impair or dilute any rights of members that are governed by such Declaration.

Article 9. Incorporator. The name and address of the incorporator is as follows:

D. R. Sloan, Jr.
Hyatt & Rhoads, P.C.
2400 Marquis One Tower
245 Peachtree Center Avenue, N.E.
Atlanta, Georgia 30303

Article 10. Registered Agent and Office. The initial registered office of the Corporation is 2400 Marquis One Tower, 245 Peachtree Center Avenue, N.E., Atlanta, Fulton County, Georgia, 30303, and the initial registered agent at such address is D. R. Sloan, Jr., Hyatt & Rhoads, P.C.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation.



D. R. SLOAN, JR.

2400 Marquis One Tower
245 Peachtree Center Avenue, N.E.
Atlanta, Georgia 30303
(404) 659-6600

RECEIVED
APR 5 3 52 PM '88
SECRETARY OF STATE

Secretary of State

Business Services and Regulation

Suite 306, West Tower

2 Martin Luther King Jr. Dr.

Atlanta, Georgia 30334

REQUESTED BY:

HYATT & RHOADS/M. NEARY
245 PREE CENTER AVE. NE
ATLANTA GA 30303

CERTIFICATE DATE : 03/26/88
DOCKET NUMBER : 88088335
EXAMINER : SANDRA JEAN SNOW
TELEPHONE : 404-656-1772

CORPORATE NAME CERTIFICATE

THE RECORDS OF THE SECRETARY OF STATE HAVE BEEN REVIEWED AND THE FOLLOWING NAME IS NOT IDENTICAL TO, AND APPEARS TO BE DISTINGUISHABLE FROM, THE NAME OF ANY OTHER EXISTING CORPORATION OR PROFESSIONAL ASSOCIATION ON FILE PURSUANT TO THE APPLICABLE PROVISIONS OF THE GEORGIA LAWS RELATING TO CORPORATIONS AND PROFESSIONAL ASSOCIATIONS (TITLE 14 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED).

"HEDGE CREEK CONDOMINIUM ASSOCIATION, INC."

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF TWO CALENDAR MONTHS FOR PROFIT AND NONPROFIT CORPORATIONS AND PROFESSIONAL ASSOCIATIONS (CP, FP, DN, FN, & PA) AND SIX CALENDAR MONTHS FOR BANKS (BK) FROM THE DATE OF THIS CERTIFICATE. PLEASE SUBMIT THE ORIGINAL CERTIFICATE (WHITE COPY) WITH THE ARTICLES OF INCORPORATION.

THE SECRETARY OF STATE MAY EXTEND THE CERTIFICATE FOR ONE PERIOD IF THE APPLICANT SUBMITS A \$20.00 FEE AND A WRITTEN REQUEST EXPLAINING WHY THE EXTENSION IS REQUESTED.



Max Cleland

MAX CLELAND
SECRETARY OF STATE

H. Wayne Howell

H. WAYNE HOWELL
DEPUTY SECRETARY OF STATE

RECORDS
656-2894

RECORDS
656-3079

RECORDS
CORPORATIONS
656-2817

RECORDS

CORPORATIONS HOTLINE
404-656-2222
Outside Metro Atlanta



**BUSINESS SERVICES AND REGULATION
ARTICLES OF INCORPORATION DATA ENTRY FORM
FOR GEORGIA CORPORATIONS**

MAX CLELAND
Secretary of State

H. WAYNE HOWELL
Deputy Secretary of State

I. Filing Date: 1-5-88 Code: DN Docket No.: 46097079
 Assigned Exam: 64 Amt.: \$ 40100 By: [Signature]
 Charter Number: 8806935 Completed:

**DO NOT WRITE ABOVE THIS LINE - SOS USE ONLY
NOTICE TO APPLICANT: PRINT PLAINLY OR TYPE THE REMAINDER OF THIS FORM.**

II. Corporate Name: Ridgecreek Condominium Association, Inc.
 Mailing Address: 2401 Lake Park Drive, Suite 100 State: Georgia Zip Code: 30080
 City: Atlanta County: Cobb
 III. Fees Submitted By: Hyatt & Rhoads, P.C. Check No.: 6761
 Secretary of State: \$ 40.00 County: Fulton
 Clerk of Court: \$ 26.00 Check No.: 6763 Name: Fulton County Daily Report
 Publisher: \$ 60.00 Check No.: 6762
 IV. Incorporator: D. R. Sloan, Jr., Hyatt & Rhoads, P.C.
 Address: 2400 Marquis One Tower, 245 Peachtree Center Avenue, N.E. Zip Code: 30303
 City: Atlanta State: Georgia
 V. Registered Agent/Office: D. R. Sloan, Jr., Hyatt & Rhoads, P.C.
 Address: 2400 Marquis One Tower, 245 Peachtree Center Avenue, N.E. Zip Code: 30303
 City: Atlanta State: Georgia Zip Code: 30303

VI. ARTICLES OF INCORPORATION FILING CHECK-OFF LIST	Applicant	Examiner
1. Original and two conformed copies of Articles of Incorporation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Corporate name certificate enclosed and verified	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Publisher's and Clerk's checks enclosed and verified	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. Consent form enclosed and verified	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Corporate duration and statutory authority stated	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Number shares, par value, minimum capital stated	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. Number of directors and their names and addresses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

VII. Applicant/Attorney: D. R. Sloan, Jr. Telephone: (404) 659-6600
 Address: 2400 Marquis One Tower, 245 Peachtree Center Ave., N.E.
 City: Atlanta State: Georgia Zip Code: 30303

NOTICE: Attach Articles of Incorporation, Secretary of State filing fee, name certificate, consent to serve as registered agent, publisher's letter and fee and clerk's fee and file with the Secretary of State at 2 Martin Luther King Jr. Dr., Suite 315, West Tower, Atlanta, Georgia 30334. For information call 404-656-2817. This form does not replace the Articles of Incorporation. Understand that the information on this form will be used in the Secretary of State Corporate data base.

Signed: [Signature] Date: April 5, 1988
D. R. SLOAN, JR.

SECRET OFFICE