

Sep 16 2016

REFERENCE ID: 1609160834558

Mark Hammond
SECRETARY OF STATE OF SOUTH CAROLINA

STATE OF SOUTH CAROLINA
SECRETARY OF STATE
NONPROFIT CORPORATION
ARTICLES OF INCORPORATION

TYPE OR PRINT CLEARLY IN BLACK INK

Pursuant to Section 33-31-1006 of the South Carolina Code of Laws, as amended, the undersigned nonprofit corporation submits the following information

- 1 The name of the nonprofit corporation is Cureton Corners Residents' Association
- 2 The initial registered office of the nonprofit corporation is 1151 East Washington St. Ste. 202
Greenville, South Carolina 29601
Street Address
- P.O. Box 2443 GREENVILLE, SC 29602
City County State Zip Code

The name of the registered agent of the nonprofit corporation at that office is

Martin Frdy

Print Name

I hereby consent to the appointment as registered agent of the corporation

[Signature]
Agent's Signature

- 3 Check (a), (b), or (c), whichever is applicable Check only one box
- a The nonprofit corporation is a public benefit corporation
- b The nonprofit corporation is a religious corporation
- c The nonprofit corporation is a mutual benefit corporation
- 4 Check (a) or (b), whichever is applicable
- (a) This corporation will have members
- (b) This corporation will not have members

- 5 The address of the principal office of the nonprofit corporation is 700 Airport Road
Greenville Greenville SC 29607
City County State Zip Code

- 6 If this nonprofit corporation is either a public benefit or religious corporation (when box (a) or (b) of paragraph 3 is checked), complete either (a) or (b), whichever is applicable, to describe how the remaining assets of the corporation will be distributed upon dissolution of the corporation

- a Upon dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future Federal tax code, or shall be distributed to the Federal government, or

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CURETON CORNERS RESIDENTS' ASSOCIATION
Filing Fee \$25.00 ORIG



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Cureton Corners Residents' Association
Name of Corporation

to a state or local government, for a public purpose Any such asset not so disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes

- b Upon dissolution of the corporation, consistent with the law, the remaining assets of the corporation shall be distributed to

- 7 If the corporation is a mutual benefit corporation (when box (c) of paragraph 3 is checked), complete either (a) or (b), whichever is applicable, to describe how the (remaining) assets of the corporation will be distributed upon dissolution of the corporation

- a Upon dissolution of the mutual benefit corporation, the (remaining) assets shall be distributed to its members, or if it has no members, to those persons to whom the corporation holds itself out as benefiting or serving
- b Upon dissolution of the mutual benefit corporation, the (remaining) assets, consistent with the law, shall be distributed to

- 8 The optional provisions which the nonprofit corporation elects to include in the articles of incorporation are as follows (See 33-31-202(c) of the 1976 South Carolina Code of Laws, as amended, the applicable comments thereto, and the instructions to this form)

See attached addendum

- 9 The name and address of each incorporator is as follows (only one is required)

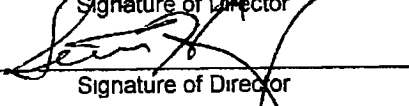
Martin Fridy 1151 E. Washington St. Greenville SC 29601
Name Address Zip Code
Ste. 202

- 10 Each original director of the nonprofit corporation must sign the articles but only if the directors are named in these articles


Martin Fridy
Name (Only if named in articles)


Signature of Director

Seth Henry
Name (Only if named in articles)


Signature of Director

- 11 Each incorporator must sign the articles


Signature of incorporator

Signature of incorporator

- 12 Unless a delayed effective date is specified, this application will be effective upon acceptance for filing by the Secretary of State

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Cureton Corners Residents' Association

Addendum to Articles of Incorporation

Association Membership Each Owner shall be a member of the Association. Such membership shall include the right to vote on all matters which, under the Declaration and By-Laws, are required or authorized to be decided by Owners.

Voting Rights All Owners shall be entitled to one vote for each Townhome owned. When more than one person holds an interest in any Townhome, all such Persons shall be members of the Association. The vote for such Townhome shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any one Townhome.

Liability and Indemnification of Declarant and the Board The Declarant, acting in the capacity of manager of the Development prior to incorporation of the Association, and members of the Board of Directors of the Association shall not be liable to the Owners for any mistake of judgment, negligence, or otherwise except for their own individual willful misconduct or as otherwise provided under South Carolina law or in the South Carolina Non-Profit Act, as amended (the "Act").

The Association shall indemnify and hold harmless the Declarant, and each of the members of the Board of the Association against all contractual liability to others arising out of contracts made by the Declarant or Board on behalf of the Development or Association unless any such contracts shall have been made contrary to the provisions of the Declaration, Articles, these By-Laws, South Carolina law, or, specifically, the Act. It is intended that the Declarant and members of the Board shall have no personal liability with respect to any contract made by them on behalf of the Development or Association.

The indemnification provided herein shall not be deemed exclusive of any other rights to which those indemnified may be entitled under any statute, by-law, agreement, vote of Members or disinterested Directors, or otherwise, both as to action in his or her stated capacity and as to action in another capacity while serving as Declarant or holding office with Declarant, or a Director, or officer, employee or agent of Declarant or the Association and shall inure to the benefit of the heirs, personal representatives, guardians, and conservators of such a person.

The Association may purchase and maintain insurance on behalf of Declarant or any person who is or was a Director, officer, employee or agent of Declarant or the Association, or is or was serving at the request of the Association or Declarant as a Director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise against any liability asserted against him or her and incurred by him or her in such capacity, or arising out of his or her status as such, whether or not the Association would have the power to indemnify him or her against such liability.

The Association's indemnity of the Declarant or any person who is or was a Director, officer, employee or agent of Declarant or another corporation, partnership, joint

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venture, trust or other enterprise, shall be reduced by any amounts such person may collect as indemnification (a) under any policy of insurance purchased and maintained on his or her behalf of the Association, or (b) from such other corporation, partnership, joint venture, trust or other enterprise

Nothing contained in this Article, or elsewhere in these By-Laws, shall operate to indemnify the Declarant or any Director, officer, employee or agent of Declarant or the Association if such indemnification is for any reason contrary to any applicable state or federal law.