

# State of Georgia



## OFFICE OF SECRETARY OF STATE

*I, Max Cleland, Secretary of State of the State of Georgia, do hereby certify that*

based on a diligent search of the records on file in this office, I find that the name of the following proposed domestic corporation to wit

"VILLAGE GREEN CONDOMINIUM ASSOCIATION, INC."

is not identical with or confusingly similar to the name of any other existing domestic or domesticated or foreign corporation registered in the records on file in this office or to the name of any other proposed domestic or domesticated, or foreign corporation as shown by a certificate of the Secretary of State heretofore issued and presently effective.

This certificate is in full force and effective for a period of 4 calendar months from date of issuance. After such period of time, this certificate is void.

In TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of my office, at the Capitol, in the City of Atlanta, this  
6th day of June, in the year of our Lord  
One Thousand Nine Hundred and EightyThree and  
of the Independence of the United States of America the Two  
Hundred and Seven

*Max Cleland*

SECRETARY OF STATE, EX-OFFICIO CORPORATION  
COMMISSIONER OF THE STATE OF GEORGIA

ARTICLES OF INCORPORATION  
OF  
VILLAGE GREEN CONDOMINIUM ASSOCIATION, INC

ARTICLE I

The name of the corporation shall be: Village Green Condominium Association, Inc.

ARTICLE II

The corporation is organized pursuant to the provisions of the Georgia profit Corporation Code.

ARTICLE III

The corporation shall have perpetual duration.

ARTICLE IV

The corporation shall have no stock or stockholders; it is not organized shall not operate for profit or pecuniary gain; and no part of the net earnings of the corporation shall inure to the benefit of any member, director, officer, or any private individual except that, pursuant to proper authorization, reasonable compensation may be paid for services rendered to or the corporation effecting one or more of its purposes. No substantial part of the activities of the corporation shall be for the carrying on of propaganda, otherwise attempting to influence legislation, and the corporation shall not participate in or intervene in (including publishing or distributing statements) any political campaign on behalf of any candidate for public office.

ARTICLE V

The purposes for which the corporation is organized are: to provide for the administration of a condominium to be known as Village Green Condominiums; to provide for the maintenance, repair, replacement, and operation of portions of the condominium; to promote the health, safety, and welfare of the owners and occupants of the condominium; to exercise all rights and privileges and perform all duties and obligations of the corporation as set forth in the Georgia Condominium Act and in the Declaration for Village Green Condominium, to be recorded in the office of the Clerk of the Superior Court of Glynn County, Georgia, and to perform such related functions as the Board of Directors of the corporation shall from time to time determine.

#### ARTICLE VI

In addition to, but not in limitation of, the general powers conferred by law, the corporation shall have the power to own, acquire, construct, operate, and maintain property, buildings, structures, and other facilities incident thereto; to supplement municipal or governmental services; to fix and collect assessments to be levied against and with respect to the condominium units and the owners thereof which assessment shall be a lien and permanent charge on said units as well as the personal obligation of said owners; to enforce any and all covenants, restrictions, and agreements applicable to the condominium, to buy, hold, lease, sell, rent, manage and otherwise deal in property of every kind and description, whether real or personal; to borrow money, issue promissory notes and other obligations and evidences of indebtedness and to secure the same by mortgage, deed, security deed, pledge or otherwise; and, insofar as permitted by law, to do any other thing that, in the opinion of the Board of Directors, will promote, directly or indirectly, the health, safety, welfare, common benefit or enjoyment of the unit owners and occupants of said units; enhance, preserve or maintain property values within the condominium and its surroundings; or be necessary, proper, useful or incidental to the carrying out of the functions for which the corporation is organized.

#### ARTICLE VII

The address of the initial registered office of the corporation shall be 100 Redfern Village, St Simons Island, Georgia 31522, and the name of its original registered agent at such address is Joseph N. McDonough.

ARTICLE VIII

The directors of the corporation shall be elected or appointed for the time and in the manner as provided in the by-laws of the corporation and as the same may from time to time be amended.

ARTICLE IX

The initial Board of Directors of the Corporation shall number one (1) and the name and address of the person who is to serve as the member thereof is as follows:

<u>Name</u>	<u>Address</u>
Joseph N. McDonough	100 Redfern Village St. Simons Island, Georgia 31522

ARTICLE X

The corporation shall have one class of members. Each owner of a condominium unit comprising a portion of Village Green Condominium shall automatically be a member of the corporation, which membership shall continue during the period of ownership by such unit owner. Pursuant to the provisions of the Georgia Condominium Act, the number of votes in the corporation allocated to each Condominium unit is one. Said votes shall be cast under such rules and procedures as may be prescribed in the by-laws of the corporation, as amended from time to time, or by law.

ARTICLE XI

These Articles of Incorporation may be amended as provided by law pursuant to resolution duly adopted by the Board of Directors and by at least two-thirds

of the votes which members present in person or by proxy at a duly called meeting are entitled to vote; provided, however, that no members shall be required to vote on amendments to these Articles of Incorporation for the sole purpose of complying with the requirements of any governmental entity, as such requirements may exist from time to time, which amendments may be adopted at a meeting of the Board of Directors upon receiving the vote of a majority of the directors then in office.

ARTICLE XII

The corporation may be dissolved as by law provided pursuant to resolution duly adopted by the Board of Directors and by at least two-thirds of the votes which members present in person or by proxy at a duly called meeting are entitled to cast.

ARTICLE XIII

The name of the incorporator is Robert M. Greene, whose address is 520 Ocean Boulevard, Suite 119, St. Simons Island, Georgia 31522

The undersigned hereby consents to serve as registered agent for the Corporation, Village Green Condominium Association, Inc..

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

This 10 day of October, 1983.



Robert M. Greene

Address of Agent

Suite 119

520 Ocean Blvd

St Simons Island, Georgia 31522