

**Secretary of State**  
**Corporations Division**  
**315 West Tower**  
**#2 Martin Luther King, Jr. Dr.**  
**Atlanta, Georgia 30334-1530**

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SUSAN W. PARKER  
HYATT & STUBBLEFIELD, P.C.  
225 PEACHTREE ST., N.E., SUITE 1200  
ATLANTA, GA 30303

**CERTIFICATE OF INCORPORATION**

I, Cathy Cox, the Secretary of State and the Corporations Commissioner of the State of Georgia, do hereby certify under the seal of my office that

**TUDOR BRANCH COMMUNITY ASSOCIATION, INC.**  
**A DOMESTIC NONPROFIT CORPORATION**

has been duly incorporated under the laws of the State of Georgia on the effective date stated above by the filing of articles of incorporation in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on the date set forth above.



A handwritten signature in cursive script, appearing to read "Cathy Cox".

Cathy Cox  
Secretary of State

**ARTICLES OF INCORPORATION**  
**OF**  
**TUDOR BRANCH COMMUNITY ASSOCIATION, INC.**

**Article 1. Name.** The name of the corporation is Tudor Branch Community Association, Inc. (the "Association").

**Article 2. Principal Office.** The initial principal office of the Association is 699 Broad Street, Suite 400, Augusta, Georgia 30901.

**Article 3. Duration.** The Association shall have perpetual duration.

**Article 4. Applicable Statute.** The Association is organized pursuant to the provisions of the Georgia Nonprofit Corporation Code.

**Article 5. Purposes and Powers.** The Association does not contemplate pecuniary gain or profit, direct or indirect, to its members.

A. In way of explanation and not of limitation, the purposes for which it is formed are:

(i) to be and constitute the Association to which reference is made in the Community Charter for Tudor Branch ("Charter"), recorded or to be recorded in the Office of the Clerk of the Superior Court of Columbia 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 of the Association ("By-Laws"), and as provided by law; and

(ii) to provide an entity for the furtherance of the interests of the owners of real property subject to the Charter.

B. In furtherance of its purposes, the Association shall have the following powers, which, unless indicated otherwise by the Charter or By-Laws, may be exercised by its board of directors:

(i) 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;

(ii) 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 Charter, including, without limitation, the following:

(A) to fix and to collect assessments or other charges to be levied;

(B) to manage, control, operate, maintain, repair, and improve the Common Area (as defined in the Charter) and any other property for which the Association has a right or duty to provide such services pursuant to the Charter, other applicable covenants, or any agreement or contract;

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

(D) to engage in activities which will actively foster, promote, and advance the common interests of all owners of property subject to the Charter;

(E) 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 Association;

(F) to borrow money for any purpose, subject to such limitations as may be set forth in the By-Laws;

(G) 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;

(H) 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; and

(I) to provide any and all supplemental municipal services to the property subject to the Charter as the Board may deem 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 5 are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provisions of this Article 5.

**Article 6. Membership.** The Association shall be a membership corporation without certificates or shares of stock. Each Person who is the record owner of a Unit (as such capitalized terms are defined in the Charter) subject to the Charter is a member and shall be entitled to vote as set forth herein and in the Charter and the By-Laws.

**Article 7. Board of Directors.**

A. The affairs of the Association shall be conducted, managed, and controlled by a Board of Directors. The initial Board of Directors shall consist of three directors.

B. The names and addresses of the members of the initial Board of Directors, who shall hold office until their successors are elected and have qualified, or until their resignation or removal, are as follows:

N. Turner Simkins  
699 Broad Street  
Suite 400  
Augusta, GA 30901

Thomas M. Blanchard, Jr.  
699 Broad Street  
Suite 400  
Augusta, GA 30901

Thomas M. Blanchard, III  
699 Broad Street  
Suite 400  
Augusta, GA 30901

C. The method of election, removal, and filling of vacancies on the Board of Directors and the term of office of directors shall be as set forth in the By-Laws.

D. The Board may delegate its operating authority to such corporations, individuals, and committees as it, in its discretion, may determine.

**Article 8. Indemnification of Directors.** To the extent consistent with the Georgia Nonprofit Corporation Code, as it exists on the date hereof or as it may hereafter be amended, the Association shall indemnify its officers and directors to the extent required by the Charter and By-Laws. No amendment to or repeal of this Article shall apply to or have any effect on the liability or alleged liability of any director of the Association for or with respect to any acts or omissions of such director occurring prior to such amendment or repeal.

**Article 9. Dissolution.** The Association may be dissolved only upon a resolution duly adopted by the board of directors and the affirmative vote of the Owners representing at least two-thirds (2/3) of the votes in the Association and, so long as the Founder membership exists, the consent of the Founder. Upon dissolution of the Association, so long as the U.S. Department of Veterans Affairs ("VA") is guaranteeing and/or the U.S. Department of Housing and Urban Development ("HUD") is insuring any mortgage in Tudor Branch (as defined in the Charter), and unless otherwise agreed in writing by HUD or VA, as applicable, any remaining real property of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that acceptance of such dedication is refused, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes. No such restriction shall exist if VA is not guaranteeing or HUD is not insuring any mortgage in Tudor Branch.

**Article 10. Merger and Consolidation.** The Association may merge or consolidate only upon a resolution duly adopted by its board of directors and the affirmative vote of Owners representing at least two-thirds (2/3) of the votes in the Association and the consent of the Founder so long as the Founder membership exists.

**Article 11. VA/HUD Approval.** As long as the Founder membership exists, the following actions shall require the prior approval of the VA, so long as the development is approved by the VA for the guaranteeing of mortgages in the development, and HUD, so long as the development is approved by HUD for the insuring of mortgages in the development: annexation of additional property to the development, except for annexation by the Founder in accordance with Chapter 17.1 of the Charter pursuant to a plan of annexation previously approved by the VA and/or HUD, as applicable; mergers, consolidations, or dissolution of the Association; mortgaging of Common Area; dedication of Common Area to any public entity; and amendment of these Articles of Incorporation.


**Article 12. Amendments.** These Articles may be amended only upon a resolution duly adopted by the board of directors, the affirmative vote or written consent of Owners representing at least two-thirds (2/3) of the votes in the Association, and the Founder's consent so long as the Founder owns any property subject to the Charter or which may be unilaterally subjected to the Charter by the Founder; provided, Owner approval shall not be required for any amendment to these Articles of Incorporation the sole purpose of which is to comply with the requirements of any governmental or quasi governmental entity or institutional lender authorized to fund, insure, or guarantee mortgages on individual Units, as such requirements may exist from time to time, which amendments may be adopted by the board of directors.

**Article 13. Incorporator.** The name and address of the incorporator are as follows:

Andrew R. Devin  
Hyatt & Stubblefield, P.C.  
225 Peachtree Street, N.E.  
1200 Peachtree Center South Tower  
Atlanta, Georgia 30303

**Article 14. Registered Agent and Office.** The initial registered office of the Association is 699 Broad Street, Suite 400, Augusta, Georgia 30901, and the initial registered agent at such address is N. Turner Simkins.

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

  
Andrew R. Devin

225 Peachtree Street, N.E.  
1200 Peachtree Center South Tower  
Atlanta, Georgia 30303  
(404) 659-6600

4916/Tudor Branch/AofI

SECRETARY OF STATE  
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CORPORATIONS DIVISION