

SOSID: 1063556  
Date Filed: 9/18/2008 7:47:00 AM  
Elaine F. Marshall  
North Carolina Secretary of State  
C200826100256

**ARTICLES OF INCORPORATION  
OF  
THE TREMONT CONDOMINIUM  
OWNERS ASSOCIATION, INC.**

The undersigned, being of the age of eighteen years or more, does hereby make and acknowledge these Articles of Incorporation for the purpose of forming a nonprofit corporation under and by virtue of the laws of the State of North Carolina.

**ARTICLE I**

The name of the corporation is **The Tremont Condominium Owners Association, Inc.**

**ARTICLE II**

The period of duration of the corporation is perpetual. If the corporation is dissolved for any reason, ownership of the Common Elements under the Declaration (identified below) shall be transferred to a public body or conveyed to a nonprofit organization similar to the corporation.

**ARTICLE III**

The purposes for which the corporation is organized are ownership and management of the Common Elements and collection and disbursement of assessments therefor of The Tremont Condominium located in Mecklenburg County, North Carolina in accordance with protective covenants applicable thereto, as the same may be amended from time to time.

In furtherance of the foregoing purposes, to have and exercise any, all and every power which a corporation organized under N.C. Gen. Stat. Chapter 55A may be authorized to exercise.

**ARTICLE IV**

The corporation shall have members which may be divided into such classes as shall be provided in the bylaws or the Declaration of Condominium for The Tremont Condominium as recorded in the public records of Mecklenburg County (the "Declaration"). All members shall be accepted, appointed, elected or designated in the manner provided in the bylaws.

**ARTICLE V**

The directors of the corporation shall be elected by the members in the manner provided in the bylaws; provided in no event shall the number of directors be fewer than one.

ARTICLE VI

No part of the net earnings (if any) of the corporation shall inure to the benefit of any officer, director or member of the corporation.

ARTICLE VII

The address of the initial registered office of the corporation in the State of North Carolina is 301 E. Tremont Avenue, Suite 304, Charlotte, Mecklenburg County, North Carolina 28203; and the name of its initial registered agent at such address is Grant Schoonmaker.

ARTICLE VIII

The address and county of the corporation's principal office is 301 E. Tremont Avenue, Suite 304, Charlotte, Mecklenburg County, North Carolina 28203.

ARTICLE IX

The number of directors constituting the initial Executive Board shall be two (2); and the names and addresses of the persons who are to serve as the initial Directors are:

<u>NAME</u>	<u>ADDRESS</u>
Grant Schoonmaker	Post Office Box 470364 Charlotte, North Carolina 28247-0364
Mark Newell	Post Office Box 17107 Charlotte, North Carolina 28227

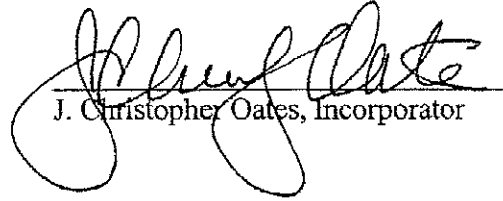
ARTICLE X

These Articles may be amended only upon the approval of a two-thirds (2/3) majority of the members, with votes allocated as provided in the Declaration and bylaws.

ARTICLE XI

The name and address of the incorporator are: J. Christopher Oates  
100 North Tryon Street, Suite 4700  
Charlotte, North Carolina 28202-4003

IN WITNESS WHEREOF, I have hereunto set my hand this 16<sup>th</sup> day of September,  
2008.

  
J. Christopher Oates, Incorporator