



Doc ID: 011348520006 Type: CRP
Kind: NOTICE
Recorded: 12/22/2010 at 10:44:29 AM
Fee Amt: \$29.00 Page 1 of 6
Rowan, NC
Harry L. Welch Jr. Register of Deeds
BK **1172** PG **819**

6
29.00
2HB

DOCUMENT COVER SHEET

DOCUMENT TYPE: Amended Articles of Incorporation

PREPARED BY: _____

GRANTOR(S): Gold Hill Airpark Homeowners Association

GRANTEE(S): _____

BENEFICIARY: _____

IF APPLICABLE: TAX MAP _____ PARCEL NUMBER _____

BRIEF DESCRIPTION: _____

RETURN TO: _____

Gold Hill Airpark Home Owners Association Inc.
295 Fine Street,
Gold Hill, NC 28071

AMENDED ARTICLES OF INCORPORATION
As of October 23, 2010

The enclosed Amended Articles of Incorporation include all amendments approved by the Membership of the Gold Hill Airpark Homeowners Association as of October 23, 2010. These amended Articles of Incorporation have been properly filed and recorded with the North Carolina Secretary of State.

Board of Directors of record:

President:	Brian M. Cooker 250 Fine Street. Gold Hill, NC 28071.	Signed: <u>Brian M. Cooker</u> Dated: <u>12/21/10</u>
Secretary:	Robert W. Korff, Jr. 245 Fine Street, Gold Hill, NC 28071.	Signed: <u>Robert W. Korff Jr.</u> Dated: <u>12/21/2010</u>
Treasurer:	Rebecca Orndorff 190 Aviation Lane, Gold Hill, NC, 28071.	Signed: <u>Rebecca Orndorff</u> Dated: <u>12/21/10</u>

North Carolina
Rowan County

I, H. Lee Walters, a Notary Public for Rowan County, North Carolina, do hereby certify that Brian M. Cooker, Robert W. Korff, Jr., and Rebecca Orndorff, personally appeared before me this day and acknowledge the due execution of the foregoing instrument.

Witness my hand and official seal, this 21st day of December 2010.



My Commission expires February 15, 2015

H. Lee Walters
Notary Public

AMENDED ARTICLES OF INCORPORATION
As of October 23, 2010

Pursuant to Section 55A-5 et seq. of the General Statutes of North Carolina, the undersigned does hereby submit these Articles of Incorporation for the purpose of forming a non-profit corporation.

ARTICLE I

NAME

The name of the corporation is: GOLD HILL AIRPARK HOME OWNERS ASSOCIATION Inc.

ARTICLE II

PERIOD OF EXISTENCE AND EFFECTIVE DATE

The duration of the corporation is perpetual. The effective date will be the date of filing with the Secretary of State.

ARTICLE III

PURPOSES

The purpose of forming the corporation is to own, maintain and use the common real estate areas of Gold Hill Airpark including streets, rights of way and paved landing strip for the benefit of all members and to carry out the provisions of the protective covenants contained in a “Declaratory Statement of Covenants and Restrictions” dated September 21, 2005 and recorded in Deed Book 1046 at page 633, Rowan County registry, all for the benefits of the members of the corporation. The corporation will provide for the management and administration of the corporation's affairs and may also engage in any other lawful activity or act that can be conducted by corporations organized under this chapter of the General Statutes.

ARTICLE IV

MEMBERS

The corporation shall have three classes of members. They are: 1) Fully participating members hereinafter referred to simply as member, membership etc 2) Associate members hereinafter referred to as Associate member, Associated membership etc and 3) Utility and/or services members hereinafter referred to as Utility and/or services member, Utility and/or services membership etc. A necessary qualification for membership shall be the ownership of land in any section of the subdivision known as

Gold Hill Airpark as those subdivisions exist at the time of the filing of these Articles of Incorporation as well as the ownership of land which is later developed out of property adjacent to the existing subdivision which property was owned by J.P. Fine, said qualifications to be more specifically set out in the Bylaws of the corporation. The rights, obligations and conditions of membership shall be as set out in article VI herein as well as in the Bylaws of the corporation. The qualifications, rights, obligations and conditions of Associate membership shall be as set out in the Bylaws of the corporation. The qualifications, rights, obligations and conditions of Utility and/or services membership shall be as set out in the Bylaws of the corporation.

ARTICLE V

DIRECTORS

The corporation shall have at least three (3) directors who are to be elected by the membership as set out in the by-laws.

ARTICLE VI

RIGHTS, OBLIGATIONS AND CONDITIONS OF MEMBERSHIP

Some of the rights, obligations and conditions of the members among themselves and as to third parties are as follows:

- (a) The membership of the corporation can enforce any restrictive covenants upon any section of the Gold Hill Airpark subdivisions as well as other lands subjected to the covenants.

- (b) Lot owners whose lots are exempted from covenants and/or dues and/or maintenance charges are not entitled to access to and/or use of the Common Areas owned by Gold Hill Airpark Home Owners Association. The membership cannot deny access to the use of the common areas of Gold Hill Airpark to landowners whether the landowner is a member of the corporation or not, so long as the land owned is subject to the protective covenants contained in instrument recorded in Deed Book 1046 at page 633, Rowan County registry and so long as the landowner remains current with all fees assessed. The corporation through a vote of the membership shall have the right to obtain a money judgment against a landowner for non-payment of dues and assessments. In addition, services provided to a landowner may be terminated for non-payment of dues and assessments after a ninety (90) day warning notice.

- (c) That a condition of membership in the association shall be subjecting the land which the prospective member owns to the restrictive covenants contained in Deed Book 1046, page 633, Rowan County registry.

- (d) The Gold Hill Home Owners Association shall maintain all Common Areas and existing facilities such as streets and/or taxiways, rights of way and the paved runway and other assets associated with operation of Gold Hill Airpark and each land owner in Gold Hill Airpark shall be responsible for his share of the cost thereof.
- (e) The further rights of members shall be as set out in the by-laws of the corporation.

ARTICLE VII

NAME AND ADDRESS OF INCORPORATOR

The name and address of the incorporator is:
Robert W. Odom 125 North Fourth Street
 Albemarle, NC 28002

ARTICLE VIII

NAME AND ADDRESS OF THE INITIAL BOARD OF DIRECTORS

The name and address of the initial board of directors are:

Larry James Murphy	Lot 26, Gold Hill Airpark Gold Hill, NC 28071
Robert W. Odom	125 North Fourth Street Albemarle, NC 28002
Charles Robinson	Lot 27, Gold Hill Airpark Gold Hill, NC 28071

The name and address of the current board of directors (as of October 23, 2010)

Brian M. Cooker	250 Fine Street Gold Hill, NC 28071
Robert W. Korff, Jr.	245 Fine Street Gold Hill, NC 28071
Rebecca S. Orndorff	190 Aviation Lane Gold Hill, NC 28071

ARTICLE IX

REGISTERED OFFICE AND REGISTERED AGENT

The street address and county of initial registered office of the corporation is:
Number and street: Lot 26, Gold Hill Airpark
City, State, ZIP Code: Gold Hill, NC 28071
County: Rowan

The name of the initial registered agent is:
Larry James Murphy

This the 26th day of February 1993
Signed Robert Odom
INCORPORATOR
Robert W. Odom

The street address and county of the current registered office of the corporation is
Number and street: 295 Fine Street
City, State, ZIP Code: Gold Hill, NC 28071
County: Rowan

As of October 23, 2010, the name of the current registered agent is:
Brian M. Cooker