

MAR 08 2016

Print Form

CERTIFIED TO BE A TRUE AND CORRECT COPY AS TAKEN FROM AND COMPARED WITH THE ORIGINAL ON FILE IN THIS OFFICE

STATE OF SOUTH CAROLINA SECRETARY OF STATE

FEB 24 2016

ARTICLES OF INCORPORATION Nonprofit Corporation - Domestic Filing Fee \$25.00

Signature of Mark Hammond, Secretary of State of South Carolina

TYPE OR PRINT CLEARLY IN BLACK INK

Pursuant to S.C. Code of Laws §33-31-202, the undersigned corporation submits the following information:

- 1. The name of the nonprofit corporation is Townes at Brookwood Phase II Homeowners Association, Inc.
2. The initial registered office (registered agent's address in SC) of the nonprofit corporation is 420 The Parkway, Ste. F

Street Address: 420 The Parkway, Ste. F; City: Greer; County: Greenville; State: SC; Zip Code: 29650

The name of the registered agent of the nonprofit corporation at that office is Mark A. Cothran

I hereby consent to the appointment as registered agent of the corporation. 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. [X] The nonprofit corporation is a mutual benefit corporation.

- 4. Check "a" or "b", whichever is applicable.
a. [X] This corporation will have members.
b. [ ] This corporation will not have members.

- 5. The address of the principal office of the nonprofit corporation is 420 The Parkway
Street Address: 420 The Parkway; City: Greer; County: Greenville; State: SC; Zip Code: 29650



6. If this nonprofit corporation is either a **public benefit** or **religious corporation** 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. If you are going to apply for 501(c)(3) status, you must complete section "a."

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 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.

If you choose to name a specific 501(c)(3) entity to which the assets should be distributed, please indicate the name of the selected entity.

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OR

b.  If the dissolved corporation is not described in Section 501(c)(3) of the Internal Code, upon dissolution of the corporation, the assets shall be distributed to one or more public benefit or religious corporations or to one or more of the entities described in (a.) above.

If you chose to name a specific public benefit, religious corporation or 501(c)(3) entity to which the assets should be distributed, please indicate the name of the selected entity.

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7. If the corporation is a **mutual benefit corporation** 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

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8. The optional provisions which the nonprofit corporation elects to include in the articles of incorporation are as follows (See S.C. Code of Laws §33-31-202(c)).

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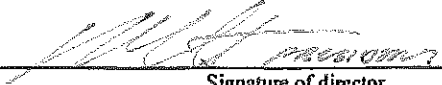
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Name of Corporation Townes at Brookwood Phase II  
Homeowners Association, Inc.

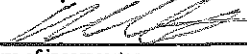
9. The name and address of each incorporator is as follows (only one is required, but you may have more than one).

Mark A. Cothran	420 The Parkway, Ste E. Greer, SC	29650
Name	Address	Zip Code
Name	Address	Zip Code
Name	Address	Zip Code

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

Mark A. Cothran	
Name (only if named in articles)	Signature of director
Name (only if named in articles)	Signature of director
Name (only if named in articles)	Signature of director

11. Each incorporator listed in #9 must sign the articles.

 BELLAHAWT
Signature of incorporator
Signature of incorporator
Signature of incorporator

12. If the document is not to be effective upon filing by the Secretary of State, the delayed effective date/time is \_\_\_\_\_

**Filing Checklist**

- Articles of Incorporation (in duplicate)
- \$25.00 made payable to the SC Secretary of State - Political Associations must also submit CL-1 form and additional \$25.00 fee
- Self-Addressed, Stamped Return Envelope
- Return all documents to: South Carolina Secretary of State's Office  
Attn: Corporate Filings  
1205 Pendleton Street, Suite 525  
Columbia, SC 29201

# *The State of South Carolina*



*Office of Secretary of State Mark Hammond*

## **Certificate of Incorporation, Nonprofit Corporation**

**I, Mark Hammond, Secretary of State of South Carolina, Hereby Certify that:**

TOWNES AT BROOKWOOD PHASE II HOMEOWNERS ASSOCIATION, INC., a nonprofit corporation duly organized under the laws of the State of South Carolina on February 24th, 2016, and having a perpetual duration unless otherwise indicated below, has as of the date hereof filed a Declaration and Petition for Incorporation of a nonprofit corporation for religious, educational, social, fraternal, charitable, or other eleemosynary purpose.

Now, therefore, I, Mark Hammond, Secretary of State, by virtue of the authority in me vested by the S.C. Code Ann. §33-31-101 et seq., do hereby declare the organization to be a body politic and corporate, with all the rights, powers, privileges and immunities, and subject to all the limitations and liabilities, conferred by Chapter 31, Title 33, of the S.C. Code of Laws and Acts amendatory thereto.

Given under my Hand and the Great  
Seal of the State of South Carolina this  
25th day of February, 2016.

  
Mark Hammond, Secretary of State