

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF INCORPORATION

I, Brian P. Kemp, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Clearwater at Lake Arrowhead Homeowners Association, Inc.

a Domestic Nonprofit Corporation

has been duly incorporated under the laws of the State of Georgia on **07/25/2016** 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 07/29/2016



Brian P. Kemp
Secretary of State

ARTICLES OF INCORPORATION

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Secretary of State

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BUSINESS INFORMATION

CONTROL NUMBER 16072198
BUSINESS NAME Clearwater at Lake Arrowhead Homeowners Association, Inc.
BUSINESS TYPE Domestic Nonprofit Corporation
EFFECTIVE DATE 07/25/2016

The corporation is organized pursuant to the Georgia Nonprofit Corporation Code.

PRINCIPAL OFFICE ADDRESS

ADDRESS 5700 W. Plano Parkway, Suite 3000, Plano, TX, 75093, USA

REGISTERED AGENT'S NAME AND ADDRESS

NAME	ADDRESS
Jane C. Kotake, Esq.	3500 Lenox Road, One Alliance Center, 4th Floor, Fulton, Atlanta, GA, 30326, USA

INCORPORATOR(S)

NAME	TITLE	ADDRESS
Jane C. Kotake Esq.	INCORPORATOR	3500 Lenox Road, One Alliance Center, 4th Floor, Atlanta, GA, 30326, USA

MEMBER INFORMATION

The corporation will have members.

OPTIONAL PROVISIONS

1. Applicable Statute. The Clearwater at Lake Arrowhead Homeowners Association, Inc. ("Association") is organized pursuant to the provisions of the Georgia Nonprofit Corporation Code, O.C.G.A. § 14 3 101, et seq., as amended ("Georgia Nonprofit Corporation Code"). 2. Voting. All Owners, by virtue of their ownership of Lots in the Community, are Members of the Association. The Members shall be entitled to one (1) vote for each Lot in which they hold the interest required for Membership, in accordance with the Declaration. 3. Purposes and Powers. The Association does not contemplate pecuniary gain or benefit, direct or indirect, to its Members. The Association shall have all of the powers conferred upon nonprofit corporations by common law, the statutes of the State of Georgia in effect from time to time, and 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 Bylaws, and the Declaration. 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 are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provision of this Article. 4. Board of Directors. The affairs of the Association shall be governed by a Board of Directors, the number, qualification, and method of election of which shall be set in the Association's Bylaws. The method of election and term of office, removal and filling of vacancies shall be as set forth in the Bylaws. The board may delegate such operating authority to such companies, individuals, or committees as it, in its discretion, may determine. The initial Board of Directors of the Association shall have two (2) directors, and the names and addresses of the persons who are to serve as the initial directors are as follows: Tim Moore, 5700 W. Plano Parkway, Suite 3000, Plano, Texas 75093; and Kathy Russell, 5700 W. Plano Parkway, Suite 3000, Plano, Texas 75093. 5. Liability of Directors. To the fullest extent that the Georgia Nonprofit Corporation Code, as it exists on the date hereof or as it may hereafter be amended, permits the limitation or elimination of the liability of directors, no director of the Association shall be personally liable to the Association or its Members for monetary damages for breach of duty of care or other duty as a director. 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. 6. Dissolution. The Association may be dissolved only pursuant to a resolution duly adopted by the Board of Directors and approved by the vote of not less than two thirds (2/3) of the eligible Member votes in the Association. 7. Amendments.

These Articles of Incorporation may be amended as provided by the Georgia Nonprofit Corporation Code pursuant to a resolution duly adopted by the Board of Directors and approved by the vote of not less than two thirds (2/3) of the eligible Member votes in the Association that are present in person or by proxy at a meeting of the Members of the Association; provided that no Members shall be entitled to vote on any amendment to these Articles of Incorporation which is for the sole purpose of complying with the requirements of any governmental agency (including, without limitation, the U.S. Department of Housing and Urban Development or the Department of Veterans Affairs) or government-sponsored enterprise authorized to fund, insure or guarantee Mortgages on individual Lots in the Community, which amendment may be adopted by the Board of Directors acting alone. 8. Definitions. Capitalized terms used and not otherwise defined herein shall have the meanings ascribed to them in the Declaration of Covenants, Conditions, and Restrictions for Clearwater at Lake Arrowhead, filed of record in the Office of the Clerk of the Superior Court of Cherokee County, Georgia, as may be amended ("Declaration").

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Jane C. Kotake, Esq.
AUTHORIZER TITLE Incorporator