

**ARTICLES OF INCORPORATION**  
**OF**  
**LEGENDARY MEADOWS HOMEOWNERS ASSOCIATION, INC.**

**ARTICLE 1**

The name of this Corporation shall be: LEGENDARY MEADOWS HOMEOWNERS ASSOCIATION, INC.

**ARTICLE 2**

This Corporation is formed pursuant to the Georgia Nonprofit Corporation Code and shall have perpetual duration.

**ARTICLE 3**

This Corporation shall have no stock or stockholders; it is not organized and shall not operate for profit or pecuniary gain; and no part of the net earnings of this Corporation shall inure to the benefit of any member, director, officer, or any private individual except that reasonable compensation may be paid for services rendered to or for this Corporation affecting one or more of its purposes. No part of the activities of this Corporation shall be for carrying on of propaganda, or otherwise attempt to influence legislation, and this Corporation shall not participate in or intervene in (including publishing or distributing statements) any political campaign on behalf of any candidate for public office.

**ARTICLE 4**

The purpose for which this Corporation is organized is to promote the recreation, health, safety, welfare, common benefit and enjoyment of the Owners of Units of Legendary Meadows Subdivision (the "Subdivision"), being located in Jackson County, Georgia, as more fully set forth in that certain Declaration of Protective Covenants for Legendary Meadows Subdivision and any amendments thereto (the "Declaration of Covenants"). The Declaration of Covenants has been filed in the office

of the Clerk of the Superior Court of Jackson County, Georgia, to be recorded in the records of said Court.

When used in these Articles of Incorporation, words such as, for example, "Declarant", "Residential Unit" and "Owner" shall have the meaning as set forth in said Declaration of Covenants, unless the context shall otherwise require.

Insofar as permitted by law, this Corporation shall have the power to do anything that, in the opinion of the Board of Directors of this Corporation, will promote, directly or indirectly, the recreation, health, safety, welfare, common benefit and enjoyment of the Owners and occupants of Units in the Subdivision, including, but not limited to, the power (i) to purchase, accept by gift, lease, hold, sell, mortgage, convey or otherwise acquire or dispose of any real and personal property necessary or proper for the carrying out of the purposes of this Corporation; (ii) to own, acquire, construct, equip, operate and maintain amenities, services and facilities incident to the purposes of this Corporation; (iii) to fix, levy and collect assessments as provided in said Declaration of Covenants; and (iv) in general, to exercise all the rights, powers, privileges and immunities as are provided and allowed for similar corporations under the laws of Georgia, including, but not limited to, the Georgia Nonprofit Corporation Code, subject, however, to any limitations set forth in said Declaration of Covenants.

#### ARTICLE 5

The membership of this Corporation shall be comprised of the Participating Owners of Residential Units in the Subdivision as set forth in said Declaration of Covenants. Voting by the members of this Corporation shall be set forth in and subject to the provisions of said Declaration of Covenants.

#### ARTICLE 6

Directors shall be elected and serve as provided in the By-Laws of this Corporation. Declarant shall have the power and authority to appoint and remove all

of the Directors of this Corporation during the period set forth in said Declaration of Covenants. The number of Directors constituting the initial Board of Directors shall be two (2), and the names and address of such Directors are: Tom Beck and Shannon Sell of 4188 Highway 53, Suite 101, Hoschton, Georgia 30548.

**ARTICLE 7**

The address of the initial registered office of this Corporation shall be in Jackson County, Georgia at 4188 Highway 53, Suite 101, Hoschton, Georgia 30548, and the name of its original registered agent at such address is Shannon Sell.

**ARTICLE 8**

These Article of Incorporation may be amended from time to time in the same manner as is provided in said Declaration of Covenants with respect to amendments to said Declaration of Covenants.

**ARTICLE 9**

The name of the Incorporator is Shannon Sell and his address is 4188 Highway 53, Suite 101, Hoschton, Georgia 30548. The mailing address of the initial principal office of the Corporation is P.O. Box 656, Hoschton, Georgia 30548.

*IN WITNESS WHEREOF*, the undersigned has executed these Articles of Incorporation on July 30, 2004.

  
SHANNON SELL  
Incorporator

2004 AUG 3 P 2:40  
SECRETARY OF STATE

RUSSELL,  
STELL, SMITH  
& MATTISON, P.C.  
ATTORNEYS AT LAW  
P.O. BOX 644  
WINDER, GA 30680  
(770) 867-7431

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