



# ARTICLES OF INCORPORATION CAMBRIDGE HOMEOWNERS ASSOCIATION, INC.

This is a typed version of the official copy of the Articles of Incorporation for the Cambridge Homeowners Association (HOA). The original copy of the Articles of Incorporation accompanied the request for Incorporation of the HOA to the Georgia Secretary of State's Office. The copy of the original documentation maintained by the Cambridge HOA has faded over the years and this typed version is provided for easier readability.

ARTICLES OF INCORPORATION OF:  
CAMBRIDGE HOMEOWNERS ASSOCIATION, INC.

I.

The name of the corporation is CAMBRIDGE HOMEOWNERS ASSOCIATION, INC.

II.

The Corporation shall have perpetual duration.

III.

The Corporation is organized pursuant to the provisions of the Georgia Nonprofit Corporation Code (GA Code Ann. Sec. 14-3-1 et seq.).

IV.

The corporation does not contemplate pecuniary gain or profit to the members thereof and the specific purposes for which it is formed is as follows: To Establish, maintain and enhance property values, health, safety, well being and aesthetic values, to provide a forum for the discussion and settlement of grievances, to provide a unified advocate for the community and to construct and operate a community recreational area in a subdivision located in Columbia County, Georgia, known as "Cambridge" for the general benefit of the owners of homes therein who will be members of the corporation. The corporation may, in addition, enforce all protective covenants with relation to said subdivision and do any and all lawful acts and things which the corporation may deem for the best interest of said property. To execute the foregoing powers, the corporation shall, by annual or special assessments pro-rata against each member of the corporation, collect funds to pay all costs and expenses.

V.

Members of the corporation shall consist only of property owners under duly recorded warranty deeds of bonds for title in the subdivision known as "Cambridge" as described above, with such successive owner replacing his or her predecessor in membership. The members of the corporation shall further be determined by the By-laws of the corporation. The corporation may issue certificates evidencing membership therein. Members shall have such voting and other rights as are specific in the By-laws.

VI.

The affairs of the corporation shall be administered, conducted and managed by a Board of Directors which shall consist of not less than three (3) nor more than six (6) members, the specific number and election of which shall be determined by the by-laws of the of the corporation from time to time. The Board of Directors shall, by a majority vote, elect all officers of the corporation. The number of such officers and their duties and responsibilities shall be as prescribed in the By-laws. All other provisions regarding Directors of the corporation shall be as set forth in the By-laws of the corporation.

VII.

The initial registered office of the Corporation shall be 410 Cambridge Way, Augusta, Georgia 30907. The initial registered agent of the Corporation shall be Walter R. Tankersley, Jr. of 410 Cambridge Way, Augusta, Georgia 30907, Joseph Governski of 208 Watervale Road, Augusta, Georgia 30907, James C. Harvey of 411 Cambridge Court, Augusta, Georgia 30907, Carl Sanders of 416 Grafton Court, Augusta Georgia 30907, and James M. Maddry of 402 Cambridge Way, Augusta, Georgia 30907.

VIII.

The name and address of the incorporator is R. Daniel Weigle, P.C., Attorney at Law, 3320 Washington Road, Augusta, Georgia 30907.

IN WITNESS WHEREOF, the undersigned executes these Articles of Incorporation.

This 23<sup>rd</sup> day September 1988

Signed

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R. DANIEL WEIGLE