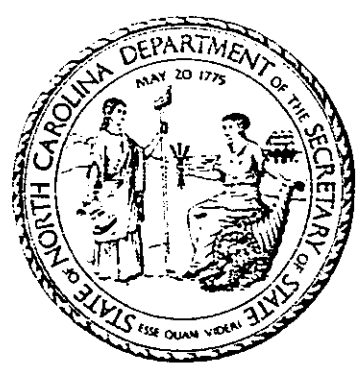


Seal-house Harvey

33-3474 PAGE 51

State of North Carolina



Department
of the
Secretary of State

MAY 23 11 05 AM '85
KENNETH G. HARRIS
REGISTER OF DEEDS
WAKE COUNTY, NC

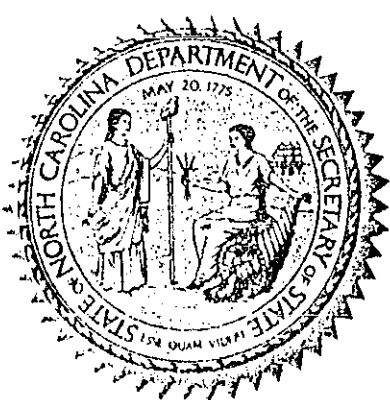
To all to whom these presents shall come, Greeting:
I, Thad Eure, Secretary of State of the State of
North Carolina, do hereby certify the following and
hereto attached (7 sheets) to be a true copy of

ARTICLES OF INCORPORATION
OF
LAFAYETTE SQUARE OFFICE CONDOMINIUMS ASSOCIATION, INC.

and the probates thereon, the original of which was
filed in this office on the 25th day of April 1985 ,
after having been found to conform to law.

In Witness Whereof, I have hereunto set my hand
and affixed my official seal.

Done in Office, at Raleigh, this 25th day
of April in the year of our Lord 1985.



Thad Eure
Secretary of State
By *[Signature]*
Deputy Secretary of State

ARTICLES OF INCORPORATION
OF
LAFAYETTE SQUARE
OFFICE CONDOMINIUMS ASSOCIATION, INC.

DOCUMENT 4554722
DATE 04/28/06 10:10:37
FILED
TAMM LURE
SECRETARY OF STATE
NORTH CAROLINA

We, the undersigned natural persons of the age of twenty-one (21) years or more, do hereby associate ourselves into a non-profit corporation under the laws of the State of North Carolina, as contained in Chapter 55A of the General Statutes of North Carolina, entitled "Non-Profit Corporation Act", and the several amendments thereto, do hereby make, sign, and acknowledge these Articles of Incorporation, and to that end do hereby set forth:

ARTICLE I

The name of the corporation is Lafayette Square Office Condominiums Association, Inc., hereinafter called the "Association."

ARTICLE II

The principal and registered office of the Association is located at 4934 Windy Hill Drive, Wake County, Raleigh, North Carolina.

ARTICLE III

George H. Harvey, whose address is 4934 Windy Hill Drive, Raleigh, Wake County, North Carolina, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the office Units and Common Area within that certain tract or property described on Exhibit "A" attached hereto and made a part hereof, and to promote the health, safety and

welfare of the owners and occupants within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

- (a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Unit Ownership, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Wake County Register of Deeds and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;
- (b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- (c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- (d) borrow money, and with the assent of seventy-five percent (75%) of the members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (e) dedicate, sell or transfer all or any part of the Association's property to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by members holding sixty-seven percent (67%) of the voting power of the Association, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes shall have the assent of members holding seventy-five (75%) of the voting power of the Association;

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation law of the State of North Carolina by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP AND VOTING RIGHTS

Every person or entity, upon acquisition of an Ownership Interest (as that term is defined in the Declaration referred to herein) in any Unit which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Unit which is subject to assessment by the Association. Each member shall be entitled to exercise that percentage of the total voting power of the Association which is equivalent to the percentage of interest of such member's Unit in the Common Areas and Facilities. If two or more persons, whether fiduciaries, tenants in common, tenants by the entirety, or otherwise, own an interest in the Ownership Interest in a Unit, there shall be designated one person with respect to such Ownership Interest who shall be entitled to vote at any meeting of the Association. Such person is sometime hereinafter referred to as "the voting member".

ARTICLE VI

RESERVE FOR REPLACEMENTS

The Association shall establish and maintain a reserve fund for replacements by the allocation and payment annually to such reserve fund in such amounts as are established by the Board of Directors. Such fund shall be deposited in a

special account with a safe and responsible depository and may be in the form of a cash deposit or invested in obligations of, or fully guaranteed as to principal by, the United States of America.

ARTICLE VII

BOARD OF DIRECTORS

Except as provided herein, the affairs of this Association shall be managed by a Board of Five (5) Directors who must be members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association.

Until such time as a Board of Directors shall be elected according to the provisions contained in the By-Laws, the affairs of the Association shall be governed by an Interim Board of Directors, who need not be members of the Association, composed of the following three (3) persons:

<u>NAME</u>	<u>ADDRESS</u>
Frank L. Lovick	4948 Windy Hill Drive Raleigh, NC 27609
James L. Seay	4934 Windy Hill Drive Raleigh, NC 27609
George H. Harvey	4934 Windy Hill Drive Raleigh, NC 27609

Except as otherwise provided, the Interim Board of Directors shall have the same powers and duties enumerated in these articles and in the By-laws for the elected Board of Directors.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by members holding sixty-seven percent (67%) of the voting power of the Association. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perputually.

ARTICLE X

AMENDMENTS

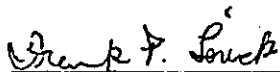
Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

ARTICLE XI

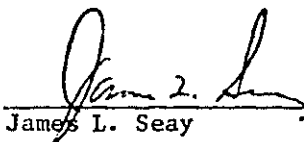
INCORPORATORS

<u>NAME</u>	<u>ADDRESS</u>
Frank P. Lovick	4948 Windy Hill Drive Raleigh, NC 27609
James L. Seay	4934 Windy Hill Drive Raleigh, NC 27609
George H. Harvey	4934 Windy Hill Drive Raleigh, NC 27609

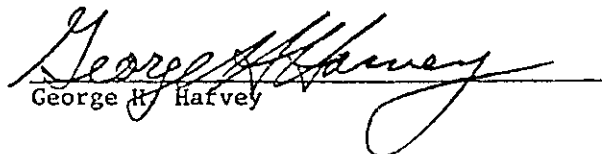
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of North Carolina, we the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 19th day of April, 1985.



Frank P. Lovick



James L. Seay



George H. Harvey

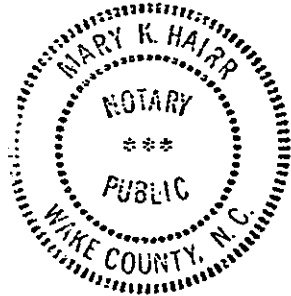
STATE OF NORTH CAROLINA
COUNTY OF WAKE

THIS IS TO CERTIFY, that on the 19th day of April, 1985,
before me, a Notary Public, personally appeared Frank P. Lovick,
James L. Seay, and George H. Harvey, who I am
satisfied are the persons named in and who executed the foregoing Articles
of Incorporation, and I having first made known to them the contents thereof,
they did acknowledge that they signed and delivered the same as their voluntary
act and deed for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
seal, this 19th day of April, 1985.

Mary K. Hair
Notary Public

My Commission expires: 2/14/89



BOOK 3474 PAGE 58

EXHIBIT A

PARCEL I

Being all of "New Lot 1B" of Plat entitled "Recombination Survey, Property of Robert W. Wynne, III", as recorded in Book of Maps 1984, Page 473, Wake County Registry.