

ARTICLES OF INCORPORATION
of
WYNNGATE HOMEOWNER'S ASSOCIATION, INC.

ARTICLE I

The name of the Corporation is: **WYNNGATE HOMEOWNER'S ASSOCIATION, INC.**

ARTICLE II

The Corporation is organized pursuant to the Georgia Nonprofit Corporation Code and shall have perpetual duration.

ARTICLE III

The Corporation shall have no stock or stockholders; it is not organized and shall not operate for profit or pecuniary gain; 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 the 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 attempting 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 IV

The Corporation shall have members. Each person owning a lot in WYNNGATE AT DILLARD SUBDIVISION and SHADOW MOUNTAIN AT WYNNGATE SUBDIVISION (hereinafter referred to as the "Subdivisions") shall automatically be a member of the Association, which membership shall continue during the period of such ownership by such lot owner.

ARTICLE V

The Corporation is organized pursuant to Paragraph 4, Section r. of the Declaration of Restrictive Covenants for Wynngate at Dillard dated October 26, 2000 and recorded in the office of the Clerk of Rabun Superior Court in Deed Book F-20, Pages 167-178 as subsequently amended, and the purposes for which this Corporation is organized include the following:

- A.** Maintenance and repair of subdivision roads, drainage areas adjacent to roads and green belt areas in the Subdivisions; and,
- B.** Promoting the health, safety and welfare of lot owners in the Subdivisions as to the roads located in the Subdivisions. To that end, the Corporation shall have the power to:
 - (1)** Purchase, accept by gift, lease, hold, sell, mortgage, convey or otherwise dispose of real and personal property necessary or proper for carrying out the purposes of the Corporation.
 - (2)** Acquire, own, lease, operate or contract for equipment and/or contract for other services in order to accomplish the purposes Corporation.
 - (3)** Fix, levy and collect assessments to be used for the purposes of maintenance of subdivision roads, drainage areas and green belt areas and other Corporate purposes.
 - (4)** To enforce the provisions and terms of the Declaration of Restrictive Covenants for Wynngate at Dillard dated October 26, 2000 and recorded in the office of the Clerk of Rabun Superior Court in Deed Book F-20, Pages 167-178 as subsequently amended.
 - (5)** To create an Architectural Review Committee in accordance with paragraph 6. of the Declaration of Restrictive Covenants for Wynngate at Dillard recorded in the office of the Clerk of Rabun Superior Court in Deed Book F-20, Pages 167-178.

ARTICLE VI

The address of the initial registered office and initial principal office of the Corporation shall be in Rabun County, Georgia at **618 Shadow Mountain Drive, Dillard, Georgia, 30537** and the name of the original Registered Agent at such address is **John E. Harrison**. The mailing address of the initial principal office is **P. O. Box 141, Dillard, Georgia 30537**. The Name of the incorporator is: **John E. Harrison** and his address is **618 Shadow Mountain Drive, Dillard, Georgia 30537**.

ARTICLE VII

The affairs of the Corporation shall be managed by a board of directors. The number of directors of the Corporation and method of appointment and election shall be as set forth in the by-laws of the Corporation.

ARTICLE VIII

The initial Board of Directors shall consist of seven (7) members whose names and addresses are as follows:

<i>John E. Harrison</i>	<i>618 Shadow Mountain Drive Dillard, Georgia 30537</i>
<i>Charles E. Pennington</i>	<i>673 Smokey Hollow Drive Dillard, Georgia 30537</i>
<i>Jack P. Brandon</i>	<i>1147 N. Lake Shore Blvd. Lake Wales, FL 33853</i>
<i>Shannon L. Lassiter</i>	<i>579 Smokey Hollow Drive Dillard, Georgia 30537</i>
<i>Gerald L. Terwilliger</i>	<i>576 Smokey Hollow Drive Dillard, Georgia 30537</i>
<i>Timothy D. Brantley</i>	<i>47 Wynngate Drive Dillard, Georgia 30537</i>
<i>William W. Stueck</i>	<i>118 Whitlock Road Commerce, GA 30530</i>

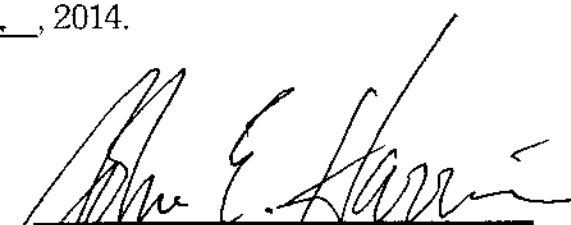
ARTICLE IX

Upon the dissolution of the Corporation's affairs, the Board of Directors shall, after paying or making provision for the payment of all liabilities of the Corporation, distribute, transfer, convey, deliver, and pay over all of the assets of the Corporation then remaining in the hands of the Corporation to any other non-profit organization, to be used exclusively for maintenance and repair of the roads in the Subdivisions. In the event that, for any reason, upon dissolution of the Corporation, the board of directors shall fail to act in a manner herein provided within a reasonable period of time, the Senior Judge of the Superior Court of Rabun County, Georgia shall make such distribution, exclusively upon the application of one or more persons having a real interest in the Corporation of its assets.

ARTICLE X

No director shall have any personal liability to the Corporation or its members for monetary damages for breach of duty of care or other duty as a director, by reason of any act or omission occurring subsequent to the date when this provision becomes effective, except that this provision shall not eliminate or limit the liability of a director for **(a)** any appropriation, in violation of his or her duties, of any asset of the Corporation; **(b)** acts or omissions which involve intentional misconduct or ignoring a violation of the law; **(c)** liabilities of a director imposed by Sections 14-3-860 thru 14-3-864 of the Georgia Non-Profit Corporation Code; or **(d)** any transaction from which the director derived an improper personal benefit.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation this 12 day of June, 2014.


John E. Harrison, Incorporator
618 Shadow Mountain Drive
Dillard, Georgia 30537



Brian P. Kemp
Secretary of State

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
#2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

Confirmation Number:
17059988
Print Date: June 04,
2014

NAME RESERVATION CONFIRMATION

Entity Name:	Wynngate Home Owner's Association, Inc.
Name Reservation Number:	17059988
Filed Date:	6/4/2014 1:26:16 PM
Filer Type:	Company
Filer Name:	ALBERT O. ENGLISH
Filer Address:	17 CHECHERO STREET, CLAYTON, GA, 30525
Filer Phone:	706-782-4285
Filer Email:	lori.ets@windstream.net

The Above Name has been reserved. To use the Name Reservation Number when filing Articles of Incorporation, use the exact Filer Name as it appears on this Confirmation.

Name Reservations are valid for 30 days.

Tracking #: vHgmx9f3



Brian P. Kemp
Secretary of State

OFFICE OF SECRETARY OF STATE
CORPORATIONS DIVISION
237 Coliseum Drive
Macon, Georgia 31217-3858
(404) 656-2817
sos.georgia.gov/corporations

**TRANSMITTAL INFORMATION
GEORGIA PROFIT OR NONPROFIT CORPORATIONS**

IMPORTANT

Remember to include your e-mail address when completing this transmittal form.

Providing your e-mail address allows us to notify you via e-mail when we receive your filing and when we take action on your filing. Please enter your e-mail address on the line below. Thank you.

E-Mail: lori.ets@windstream.net

NOTICE TO APPLICANT: PRINT PLAINLY OR TYPE REMAINDER OF THIS FORM

1. 17059988

Corporate Name Reservation Number (If one has been obtained; if articles are being filed without prior reservation, leave this line blank)

Wynngate Home Owner's Association, Inc.

Corporate Name (List exactly as it appears in articles)

2. Albert O. English, LLC

706-782-4285

Name of person filing articles (Certificate will be mailed to this person at address below.)

Telephone Number

Attorney at Law, 17 Chechero Street

Address

Clayton

GA

30525

City

State

Zip Code

3. Mail the following items to the Secretary of State at the above address:

- 1) This transmittal form;
- 2) The Articles of Incorporation; and
- 3) Filing fee of \$100.00 payable to Secretary of State. Filing fees are NON-refundable.

I certify that a Notice of Incorporation or Notice of Intent to Incorporate with a publication fee of \$40.00 has been or will be mailed or delivered to the official organ of the county where the initial registered office of the corporation is to be located. (List of legal organs is posted at web site; or, the Clerk of Superior Court can advise you of the official organ in a particular county.)

Signature of Authorized Person: Albert O. English

Date: 6-20-2014

Print Name: Albert O. English, Attorney-in-Fact

Request certificates and obtain entity information via the Internet: sos.georgia.gov/corporations

FORM 227

(Rev. 3/2014)

ENGLISH, TUNKLE & SMITH, LLP

ATTORNEYS AT LAW

A LIMITED LIABILITY PARTNERSHIP

CONSISTING OF LIMITED LIABILITY COMPANIES

17 CHECHERO STREET

CLAYTON, GEORGIA 30525

TELEPHONE 706-782-4285

FACSIMILE 706-782-7317

ALBERT O. ENGLISH LLC

June 16, 2014

FILE COPY

Clayton Tribune
Post Office Box 425
Clayton, GA 30525

RE: **Wynngate Home Owner's Association, Inc.**
Our File No. 13-748

Dear Publisher:

Please publish once a week for two consecutive weeks a notice in the following form:

"Notice is given that articles of incorporation that will incorporate Wynngate Home Owner's Association, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 618 Shadow Mountain Drive, Dillard, GA 30537 and its initial registered agent at such address is John E. Harrison."

Enclosed is a check in the amount of \$40.00 in payment of the cost of publishing this notice.

Sincerely,

ALBERT O. ENGLISH, LLC



Albert O. English
AOE/lb

CG July 3, 2014

CLASSIFIEDS

The Clayton Tribune

gpr06

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6-26, 7-3.

June 26, 2014

CLASSIFIEDS

The Clayton Tribune

LEGALS

gpn06

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6-26, 7-3

