

**Secretary of State**  
**Business Information and Services**  
**Suite 315, West Tower**  
**2 Martin Luther King Jr. Dr.**  
**Atlanta, Georgia 30334-1530**

CONTROL NUMBER: 9609382  
EFFECTIVE DATE: 03/08/1996  
COUNTY : FULTON  
REFERENCE : 0107  
PRINT DATE : 03/20/1996  
FORM NUMBER : 311

FRANK L. WILSON, III  
999 PEACHTREE STREET, N.E.,  
SUITE 2000  
ATLANTA GA 30309

**CERTIFICATE OF INCORPORATION**

I, the Secretary of State and the Corporation Commissioner of the State of Georgia, do hereby certify under the seal of my office that

**THE COMMUNITIES OF WELLINGTON HOMEOWNERS ASSOCIATION, INC.**  
**A DOMESTIC NONPROFIT CORPORATION**

has been duly incorporated under the laws of the State of Georgia on the effective date stated above 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 the date set forth above.



*Lewis A. Massey*  
LEWIS A. MASSEY  
SECRETARY OF STATE

ARTICLES OF INCORPORATION  
OF  
THE COMMUNITIES OF WELLINGTON  
HOMEOWNERS ASSOCIATION, INC.

**ARTICLE I**

Name

The name of the Corporation shall be "The Communities of Wellington Homeowners Association, Inc."

**ARTICLE II**

Applicable Law

The Corporation is organized pursuant to the provisions of the Georgia Nonprofit Corporation Code, O.C.G.A. § 14-3-101, *et. seq.*

**ARTICLE III**

Duration

The Corporation shall have perpetual duration.

**ARTICLE IV**

Purposes

The purposes for which the Corporation is organized are to exercise the powers of The Communities of Wellington Homeowners Association, Inc., as set forth in that certain Declaration of Covenants and Restrictions for The Communities of Wellington Homeowners Association, Inc., to be recorded in the real property records of Fulton County, Georgia (the "Declaration"), and in the Bylaws of the Corporation (the "Bylaws"); to acquire, own and provide for the maintenance, operation and management of certain subdivision improvements

located within a certain residential community in Fulton County, Georgia known as Wellington Subdivision (hereinafter sometimes referred to as the "Project"); to promote the health, safety, welfare, common benefit and enjoyment of the Owners of Lots (as defined in the Declaration) in the Project as more fully set forth in the Declaration; and to perform such related functions as the Board of Directors of the Corporation shall from time to time determine.

## **ARTICLE V**

### Election of Directors

The Board of Directors of the Corporation shall be elected as provided in the Bylaws.

## **ARTICLE VI**

### Association Powers

The Corporation shall have all of the rights, powers, privileges and immunities as are provided and allowed for similar corporations under the laws of the State of Georgia and O.C.G.A. §14-3-301, et seq., subject to the provisions of the Declaration.

## **ARTICLE VII**

### Members

The Corporation shall have members as provided in the Bylaws.

## **ARTICLE VIII**

### Principal Office

The initial principal office of the Corporation shall be c/o Declarant, Pulte Home Corporation, 3100 Breckinridge Boulevard, Suite 712, Duluth, Georgia 30136.

## ARTICLE IX

### Registered Office and Agent

The address of the initial registered office of the Corporation shall be 999 Peachtree Street, N.E., Suite 2000, Atlanta, Fulton County, Georgia 30309, and the name of its registered agent at such address is Dick Wilson, Jr.

## ARTICLE X

### Board of Directors

The initial Board of Directors of the Corporation shall consist of three (3) members, and the name and address of each person who is to serve as a member thereof is as follows:


<u>Name</u>	<u>Address</u>
Norman B. White	3100 Breckinridge Boulevard Suite 712 Duluth, Georgia 30136
Douglas W. Puvogel	3100 Breckinridge Boulevard Suite 712 Duluth, Georgia 30136
Alan E. Rockett	3100 Breckinridge Boulevard Suite 712 Duluth, Georgia 30136

## ARTICLE XI

### Incorporator

The name of the incorporator is Frank L. Wilson, III, whose address is 999 Peachtree Street, N.E., Suite 2000, Atlanta, Georgia 30309.

IN WITNESS WHEREOF, the Undersigned has executed these Articles of Incorporation.

  
Frank L. Wilson, III, Incorporator

SECRETARY OF STATE

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