

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

CONTROL NUMBER: 9630532
EFFECTIVE DATE: 10/01/1996
COUNTY : GWINNETT
REFERENCE : 0045
PRINT DATE : 10/02/1996
FORM NUMBER : 0311

LARRY K. HYRE
6085 LAKE FORREST DR.
SUITE 200
ATLANTA, GA 30328

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

CHATTAHOOCHEE COVE 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



MAX CLELAND
Secretary of State
State of Georgia

BUSINESS INFORMATION AND SERVICES
Suite 315, West Tower
2 Martin Luther King Jr., Drive
Atlanta, Georgia 30334-1530
(404) 656-2817

TRANSMITTAL INFORMATION FOR GEORGIA
PROFIT OR NONPROFIT CORPORATIONS

J. K. JACKSON
Director

DO NOT WRITE IN SHADED AREA - SOS USE ONLY

DOCKET # <u>960760165</u>	PENDING CONTROL # <u>P156091</u>	CONTROL # <u>960532</u>
Docket Code <u>311</u>	Corporation Type <u>DM</u>	
Date Filed <u>10-1-96</u>	Amount Received \$ <u>100,00</u>	Check/Receipt # <u>14075,14076</u>
Jurisdiction (County) Code <u>067</u>		
Examiner <u>45</u>		Date Completed _____

NOTICE TO APPLICANT: PRINT PLAINLY OR TYPE REMAINDER OF THIS FORM.
INSTRUCTIONS ARE ON THE BACK OF THIS FORM.


1. Corporate Name Reservation Number
Chattahoochee Cove Homeowners Association, Inc.
Corporate Name (exactly as appears on name reservation)

2. LARRY K. HYRE/COBB & HYRE (404) 255-2307
Applicant/Attorney Telephone Number
6085 LAKE FORREST DRIVE, SUITE 200
Address
ATLANTA GA 30328
City State Zip Code

3. NOTICE: THIS FORM DOES NOT REPLACE THE ARTICLES OF INCORPORATION. MAIL OR DELIVER DOCUMENTS AND THE SECRETARY OF STATE FILING FEE TO THE ABOVE ADDRESS. DOCUMENTS SHOULD BE SUBMITTED IN THE FOLLOWING ORDER. (A COVER LETTER IS NOT REQUIRED.)

1. FORM 227 - TRANSMITTAL FORM (ATTACH SECRETARY OF STATE FILING FEE OF \$60.00 TO THIS FORM)
2. ORIGINAL ARTICLES OF INCORPORATION
3. ONE COPY OF ARTICLES OF INCORPORATION

I understand that the information on this form will be entered in the Secretary of State business registration database. I certify that a Notice of Incorporation or a Notice of Intent to Incorporate with a publishing fee of \$40.00 has been or will be mailed or delivered to the authorized newspaper as required by law.



Authorized Signature

OCTOBER 1, 1996

Date

Articles of Incorporation
of
"Chattahoochee Cove Homeowners Association, Inc."

Article I

The name of this corporation shall be "Chattahoochee Cove Homeowners Association, Inc."

Article II

The corporation shall have perpetual duration.

Article III

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 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

This corporation is organized for the purpose of owning, maintaining and administering the Common Area of Chattahoochee Cove; administering and enforcing the covenants and restrictions contained in the Declaration of Covenants, Condition and Restrictions (the "Declaration") and collecting and disbursing the assessments and charges created in the Declaration and any amendments thereto.

When used in these Articles of Incorporation, words such as, for example, "Developer", "Townhouse", "Unit", and "Owner", shall have the same meaning as set forth in the Declaration, unless the context shall prohibit.

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 Chattahoochee Cove, 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 the corporation; (ii) to own, acquire, construct, equip, operate, and

maintain amenities, services, and facilities incident to the purposes of the corporation; (iii) to fix, levy and collect assessments as provided in the Declaration; and (iv) in general, to exercise all the rights, powers, privilege and immunities as are provided and allowed in the Declaration and 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 the Declaration.

Article V

The membership of this corporation shall be comprised of the Owners of Units in Chattahoochee Cove as set forth in the Declaration. Voting by the members of this corporation shall be as set forth in and subject to the provisions of the Declaration.

Article VI

Directors shall be elected and serve as provided in the By-Laws of this corporation. Developer shall have Class B voting membership which shall entitle Developer to three (3) votes per Unit owned during the period set out in the Declaration and the right to create additional units entitled to votes all as set out therein. The number of Directors constituting the initial Board of Directors shall be three (3), and the name and address of each such Director is:

J. D. Brooks
6251 Smithpointe Drive
Building B
Norcross, Georgia 30092

John Sutton
6251 Smithpointe Drive
Building B
Norcross, Georgia 30092

Dan Kennerly
6251 Smithpointe Drive
Building B
Norcross, Georgia 30092

Article VII

The address of the initial registered office and the mailing address of this corporation shall be in Gwinnett County, Georgia at 6251 Smithpointe Drive, Building B, Norcross, Georgia 30092 and the name of its original registered agent at such address is J. D. Brooks.

Article VIII

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

Article IX

The name of the Incorporator is Larry K. Hyre and his address is 6085 Lake Forrest Drive, Suite 200, Atlanta, Georgia 30328.

The corporation is organized pursuant to the Georgia Nonprofit Corporation Code.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation on September 30, 1996.


Incorporator