

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

CONTROL NUMBER: 0562669  
EFFECTIVE DATE: 09/20/2005  
JURISDICTION : GEORGIA  
REFERENCE : 0024  
PRINT DATE : 09/20/2005  
FORM NUMBER : 311

WOMBLE CARLYLE SANDRIDGE & RICE  
RICHARD S. ABRAM  
1201 WEST PEACHTREE STREET, STE 3500  
ATLANTA, GA 30309

**CERTIFICATE OF INCORPORATION**

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

**FOREST BROOKE RESIDENTS 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.



A handwritten signature in black ink, appearing to read "Cathy Cox".

Cathy Cox  
Secretary of State



CATHY COX  
Secretary of State

**OFFICE OF SECRETARY OF STATE  
CORPORATIONS DIVISION**

315 West Tower, #2 Martin Luther King, Jr. Drive  
Atlanta, Georgia 30334-1530  
(404) 656-2817

Registered agent, officer, entity status information via the Internet  
<http://www.georgiacorporations.org>

WARREN RARY  
Director

ENRICO M. ROBINSON  
Assistant Director

**TRANSMITTAL INFORMATION  
GEORGIA PROFIT OR NONPROFIT CORPORATIONS**

DO NOT WRITE IN SHADED AREA - SOS USE ONLY

DOCKET #	PENDING #	CONTROL #
	PL97849	0562669
DOCKET CODE	DATE FILED	AMOUNT RECEIVED
TYPE CODE	EXAMINER	JURISDICTION (COUNTY) CODE

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

1. 052580194  
Corporate Name Reservation Number (if one has been obtained; if articles are being filed without prior reservation, leave this line blank)  
Forest Brooke Residents Association, Inc.  
Corporate Name (List exactly as it appears in articles)

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2. Richard S. Abram 404-879-2416  
Name of person filing articles (certificate will be mailed to this person, at address below) Telephone Number  
1201 West Peachtree Street, Suite 3500  
Address  
Atlanta GA 30309  
City State Zip Code

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

- 1) This transmittal form
- 2) Original and one copy of the Articles of Incorporation
- 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.)

9/19/05

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Authorized signature of person filing documents Date

Request certificates and obtain entity information via the Internet: <http://www.georgiacorporations.org>

ARTICLES OF INCORPORATION  
OF  
**FOREST BROOKE RESIDENTS ASSOCIATION, INC.**

ARTICLE 1

The name of this corporation shall be: **Forest Brooke Residents Association, Inc.**

ARTICLE 2

This corporation is formed pursuant to the Georgia Nonprofit Corporation Code and shall have perpetual duration.

ARTICLE 3

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 4

The purpose for which this corporation is organized is to promote the recreation, health, safety, welfare, common benefit and enjoyment of the Owners of Lots of Forest Brooke Subdivision (the "Subdivision"), being located in Land Lots 237, 238, 267, 268 and 309 of the 2<sup>nd</sup> District, 1<sup>st</sup> Section, Forsyth County, Georgia, as more fully set forth in that certain Declaration of Covenants, conditions and Restrictions for Forest Brooke Subdivision on and any amendments thereto (the "Declaration of Covenants").

When used in these Articles of Incorporation, words such as, for example, "Declarant", "Lot" and "Owner" shall have the meaning as set forth in said Declaration of Covenants, unless the context shall otherwise require.

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 Lots in the Subdivision, 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 this corporation; (ii) to own, acquire, construct, equip, operate and maintain amenities, services and facilities incident to the purposes of this corporation; (iii) to fix, levy and collect assessments as provided in said Declaration of Covenants; and (iv) in general, to exercise all the rights, powers, privileges and immunities 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 said Declaration of Covenants.

#### ARTICLE 5

The membership of this corporation shall be comprised of the Owners of Residential Lots in the Property as set forth in said Declaration of Covenants. Voting by the members of this corporation shall be as set forth in and subject to the provisions of said Declaration of Covenants.

#### ARTICLE 6

Directors shall be elected and serve as provided in the By-Laws of this corporation. Declarant shall have the power and authority to appoint and remove all of the Directors of this corporation during the period set forth in said Declaration of Covenants. The number of Directors constituting the initial Board of Directors shall be 3 (three), and the name and address of each such Director is:

<u>Name</u>	<u>Address</u>
George T. Hovis	10405 Old Alabama Rd Connector, Ste 201, Alpharetta, GA 30022
William M. Evans, Jr.	10405 Old Alabama Rd Connector, Ste 201, Alpharetta, GA 30022
W. Scott Rankart	10405 Old Alabama Rd Connector, Ste 201, Alpharetta, GA 30022

As an inducement to the officers and directors of the Association to act on the Association's behalf, the Association shall, out of its general funds or by special assessment, indemnify and hold harmless, the Developer/Declarant under said Declaration and each officer or director acting in accordance with these Articles, the By-Laws of the Corporation and the Declaration, including without limitation all actions taken in connection with the levying, collection and enforcement of assessments to the full extent provided in O.C.G.A. 14-3-850. All such indemnification shall be paid upon written request of the Developer/Declarant under said Declaration or such officer or director setting forth in reasonable detail the reason for such indemnification, which request shall be given to each of the officers of the Association.

#### ARTICLE 7

The address of the initial registered office of this corporation shall be in Fulton County, Georgia at 10405 Old Alabama Connector, Suite 201, Alpharetta, GA 30022 and the name of its original registered agent at such address is George T. Hovis.

#### ARTICLE 8

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

ARTICLE 9

The name of the Incorporator is Richard S. Abram and his address is 1201 West Peachtree Street, Suite 3500, Atlanta, GA 30309

ARTICLE 10

The mailing address of the corporation's principal office is 10405 Old Alabama Road Connector, Suite 201, Alpharetta, GA 30022.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation on September 19, 2005.



Richard S. Abram - INCORPORATOR

SECRETARY OF STATE  
2005 SEP 20 11:09  
CORPORATION'S DIVISION