



NORTH CAROLINA

Department of the Secretary of State

To all whom these presents shall come, Greetings:

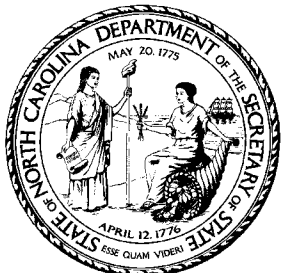
I, ELAINE F. MARSHALL, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

ARTICLES OF INCORPORATION

OF

BALLANTYNE RESIDENTIAL ASSOCIATION, INC.

the original of which was filed in this office on the 5th day of November, 2021.



Scan to verify online.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 5th day of November, 2021.

Elaine F. Marshall

Secretary of State

State of North Carolina
Department of the Secretary of State

ARTICLES OF INCORPORATION
NONPROFIT CORPORATION

Pursuant to §55A-2-02 of the General Statutes of North Carolina, the undersigned corporation does hereby submit these Articles of Incorporation for the purpose of forming a nonprofit corporation.

1. The name of the nonprofit corporation is: Ballantyne Residential Association, Inc.

2. (Check only if applicable.) The corporation is a charitable or religious corporation as defined in NCGS §55A-1-40(4).

3. The name of the initial registered agent is: CT Corporation System

4. The street address and county of the initial registered agent's office of the corporation is:

Number and Street: 160 Mine Lake Ct., Suite 200
City: Raleigh State: NC Zip Code: 27615-6417 County: Wake

The mailing address *if different from the street address* of the initial registered agent's office is:

Number and Street or PO Box: _____
City: _____ State: NC Zip Code: _____ County: _____

5. The name and address of each incorporator is as follows:

Name	Address
<u>Cindi Hodges</u>	<u>301 S College Street, Suite 3400, Charlotte, NC 28202</u>
_____	_____
_____	_____

6. (Check either "a" or "b" below.)

a. The corporation will have members.

b. The corporation will not have members.

7. Attached are provisions regarding the distribution of the corporation's assets upon its dissolution.

8. Any other provisions which the corporation elects to include are attached.

9. The street address and county of the principal office of the corporation is:

Principal Office Telephone Number: 980-321-5180

Number and Street: 601 South Tryon Street, Suite 800

City: Charlotte State: NC Zip Code: 28202 County: Mecklenburg

The mailing address *if different from the street address* of the principal office is:

Number and Street or PO Box: _____

City: _____ State: _____ Zip Code: _____ County: _____

10. (Optional): Listing of Officers (See instructions for why this is important)

Name	Address	Title
Jason LaBonte	601 South Tryon Street, Suite 800 Charlotte, NC 28202	President

Privacy Redaction

11. (Optional): Please provide a business e-mail address _____

The Secretary of State's Office will e-mail the business automatically at the address provided at no charge when a document is filed. The e-mail provided will not be viewable on the website. For more information on why this service is being offered, please see the instructions for this document.

12. These articles will be effective upon filing, unless a future time and/or date is specified: _____

This is the 5th day of November, 2021.

Ballantyne Residential Association, Inc.

Incorporator Business Entity Name

Cindi D. Hodges

Signature of Incorporator

Cindi Hodges

Type or print Incorporator's name and title, if any

NOTES:

1. Filing fee is \$60. This document must be filed with the Secretary of State.

ATTACHED PROVISIONS
TO
ARTICLES OF INCORPORATION
OF
BALLANTYNE RESIDENTIAL ASSOCIATION, INC.

In accordance with Section 55A-14-03 of the North Carolina Nonprofit Corporation Act, the Association may be dissolved with the approval given in writing and signed by the Board of Directors and the assent given in writing signed by all Representatives entitled to cast votes under the Bylaws of the Association, and only in connection with a termination of the Declaration (hereafter defined) in accordance with Section 8.1(b) of the Declaration. Upon dissolution of the Association, the assets thereof shall, after all liabilities and obligations of the Association have been paid, or adequate provision made therefor, be distributed as follows: (1) assets held by the Association upon condition requiring return, transfer, or conveyance, which condition occurs by reason of the dissolution, shall be returned, transferred, or conveyed in accordance with such requirements; and (2) the remainder of the assets, if any, shall be distributed to the Owners in accordance with their Pro-rata Share as set forth in Exhibit B to the Declaration. Capitalized terms not defined herein shall have the meanings ascribed to such terms in the Declaration of Easements, Covenants, Conditions, and Restrictions by CC Ballantyne, LLC, a Delaware limited liability company, CCP Harmon Ballantyne PropCo, LLC, a Delaware limited liability company, and CC Ballantyne MDE, LLC, a Delaware limited liability company in the Office of the Register of Deeds for Mecklenburg County (the "Declaration").