

BY-LAWS OF
STOUT LANDING HOA, INC.

ARTICLE I
MEETING OF STOCKHOLDERS

Sec. 1. Annual Meetings. The annual meeting of the stockholders of this corporation shall be held in the office of the corporation in Raeford, North Carolina at 6:00 p.m. on or about the 1st day of July in each and every year; at which time there shall be elected by the stockholders, by stock vote, a board of directors of two members to hold office until the next ensuing annual election and thereafter until their successors are elected and qualified.

Said annual meeting shall also transact such other business as may properly be brought before it.

To such annual meeting the President and Secretary shall each make a detailed report of the business of the corporation for the preceding year.

A notice of each annual meeting shall be by the Secretary mailed to each stockholder at the last known place of business at five (5) days before each annual meeting. No notice shall be required if all of the stockholders waive notice of such meeting or are present.

Sec. 2. Special Meetings. A special meeting of the stockholders may be called at any time by the President, or by any two directors, or by stockholders having as much as 65 percent of the capital stock then outstanding. Notice of such special meetings shall be the same as that required for an annual meeting; provided, no notice shall be required if all of the stockholders waive notice of meeting. The object of the meeting shall be stated in the call.

ARTICLE II
BOARD OF DIRECTORS

Sec. 1. Powers of Board. The board of directors shall have general management and control of the business, property, and affairs of the corporation, and may exercise all powers with regard thereto, except such as are by law expressly reserved to the stockholders.

Sec. 2. Election of Officers. Immediately following the annual stockholders meeting, the board of directors shall meet and elect a President and a Secretary/Treasurer. Said officers shall hold office until their successors are elected and qualified; provided, however, that the board of directors shall at all times have and retain the right to declare any office vacant and elect a successor to hold office until the next annual meeting and thereafter until his successor is elected and qualified. The board of directors shall also at all times have the right to fill for the unexpired term any vacancy on their own board.

Sec. 3. Meetings of Directors. The directors shall hold a meeting at least once during each quarter at such time and place as they may from time to time determine, and may hold special meetings at any time upon the call of the President or any two directors.

Notice of the time and place of all meetings, both regular and special, shall be given by the Secretary to each director by actual notice at least twenty-four hours before the meeting, provided, however, that meetings may be held at any time without notice if all of the directors are present and take part in the meeting.

ARTICLE III DUTIES OF OFFICERS

Sec. 1. President. The President shall preside at all meetings of the directors or the stockholders and shall have general charge of and control over the affairs of the corporation, subject to such regulations and restrictions as the board of directors shall from time to time determine.

Sec. 2. Secretary/Treasurer. The Secretary shall countersign all certificates of stock, shall keep a record of the minutes of all meetings of the stockholders and directors, shall give notice of meetings as provided by these by-laws, shall have custody of all books, records and papers of the corporation, except such as shall be in charge of the treasurer or some other person authorized to have charge thereof by the board of directors, and shall perform such other duties as may from time to time be assigned to him by the board of directors.

The Treasurer shall also receive and disburse all corporation funds and shall keep an accurate and detailed record of all receipts and disbursements, which record shall at all times be subject to inspection by any member of the board of directors. He shall deposit all corporation funds coming into his hands in such bank or banks as may be designated by the board of directors. All checks issued by him shall be countersigned by some other officer of the corporation; provided that in cases of absence or inability of the Treasurer to act, checks may be signed by two other officers of the corporation.

The Treasurer shall give such bond with such security as may from time to time be designated by the board of directors.

ARTICLE IV CHANGE OF BY-LAWS

Sec. 1. These by-laws or any part thereof may be repealed, altered, or amended and new by-laws adopted by any meeting of the board of directors by the affirmative vote of a majority of the entire membership of the board as then constituted.

Adopted, this the 22nd day of July, 2022

 (SEAL)
Herschel Edge, President

 (SEAL)
Teresa Horne, Secretary/Treasurer

State of North Carolina
Department of the Secretary of State

ARTICLES OF INCORPORATION

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

1. The name of the corporation is: STOUT LANDING HOA, INC.
2. The number of shares the corporation is authorized to issue is: 100
3. These shares shall be: *(check either a or b)*
 - a. ☒ All of one class, designated as common stock; or
 - b. ☐ Divided into classes or series within a class as provided in the attached schedule, with the information required by N.C.G.S. Section 55-6-01.
4. The name of the initial registered agent is: TERESA HORNE
5. The North Carolina street address and county of the initial registered office of the corporation is:
Number and Street 16399 NC HWY 53 W
City WHITE OAK State NC Zip Code 28399 County BLADEN
6. The mailing address, *if different from the street address*, of the initial registered office is:
Number and Street _____
City _____ State NC Zip Code _____ County _____
7. Principal office information: *(must select either a or b.)*
 - a. ☒ The corporation has a principal office.
The principal office telephone number: 910-624-4834
The street address and county of the principal office of the corporation is:
Number and Street 16399 NC HWY 53 W
City WHITE OAK State NC Zip Code 28399 County BLADEN
The mailing address, *if different from the street address*, of the principal office of the corporation is:
Number and Street _____
City _____ State _____ Zip Code _____ County _____
 - b. ☐ The corporation does not have a principal office.

8. Any other provisions, which the corporation elects to include, i.e., the purpose of the corporation, are attached.
9. The name and address of each incorporator is as follows:

Name	Address
HERSCHEL EDGE	16399 NC HWY 53 W, WHITE OAK, NC 28399

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

Name	Address	Title
HERSCHEL EDGE	16399 NC HWY 53 W, WHITE OAK, NC 28399	PRESIDENT
TERESA HORNE	16399 NC HWY 53 W, WHITE OAK, NC 28399	SECRETARY/TREASURER

11. (Optional): Please provide a business e-mail address: TPHORNEE@INTRSTAR.NET
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 date is specified:

This the 22nd day of July 20 22

STOUT LANDING HOA, INC.

Herschel Edge President
Signature

HERSCHEL EDGE, PRESIDENT

Type or Print Name and Title

NOTES:

1. Filing fee is \$125. This document must be filed with the Secretary of State.

Instructions for Filing

ARTICLES OF INCORPORATION
(Form B-01)

- Item 1** Enter the complete corporate name which must include a corporate ending required by N.C.G.S. §55D-20-01(a) (corporation, company, limited, incorporated, corp., co., ltd., or inc.).
- Item 2** Enter the number of shares the corporation will have the authority to issue. The minimum number of shares to authorize is one (1). Please speak with an attorney for advice on the number of shares to authorize.
- Item 3** Check (a) or (b), whichever is applicable. If (b) is checked, add an attachment that includes the description of the designations, preferences, limitations, and relative rights of the shares.
- Item 4** Enter the name of the registered agent. The registered agent must be either an individual who resides in North Carolina; a domestic business corporation, nonprofit corporation, or limited liability company whose business office is identical with the registered office; or a foreign corporation, nonprofit corporation or limited liability company authorized to transact business in North Carolina whose business office is identical with the registered office.
- Item 5** Enter the complete street address of the registered office located in North Carolina and the county in which it is located.
- Item 6** Enter the complete mailing address of the registered office only if mail is not delivered to the street address stated in Item 5 or if you prefer to receive mail at a P. O. Box or Drawer.
- Item 7** Select item "a" if the corporation has a principal office. Enter the principal office telephone number and the complete street address of the principal office and the county in which it is located. If mail is not delivered to the street address of the principal office or if you prefer to receive mail at a P.O. Box or Drawer, enter the complete mailing address of the principal office.
- Select item "b" if the corporation does not have a principal office. Note that a principal office is required on the first annual report.
- Item 8** Other provisions may address the purpose of the corporation, the limitation of liability, etc. per statutes in Chapter 55 of the North Carolina General Statutes.
- Item 9** Enter the name and address of each incorporator. Only one incorporator is required in order to file.
- Item 10** (Optional): This field is being provided in order to assist business entities in identifying its company officials and complying with Federal banking regulations.
- Item 11** (Optional): The Department offers a free voluntary notification system for which you may choose to participate. If you would like to receive this free service, please provide a business e-mail address in the space provided. Your participation will not result in your e-mail address being viewable on our website. Participation will help us to prevent identity theft in the event an unauthorized person submits a fraudulent document for filing in the name of the business entity.
- Item 12** The document will be effective on the date and at the time of filing, unless a delayed date or an effective time (on the day of filing) is specified. If a delayed effective date is specified without a time, the document will be effective at 11:59:59 p.m. on the day specified. If a delayed effective date is specified with a time, the document will be effective on the day and time so specified. A delayed effective date may be specified up to and including the 90th day after the day of filing.

Date and Execution

Enter the date the document was executed.

In the blanks provided enter:

- The name of the entity executing the Articles of Incorporation; if an individual, leave blank.
- The signature of the incorporator or representative of the incorporating entity.
- The name of the incorporator or name and title of the above signed representative

ATTENTION: Corporations wishing to render a professional service as defined in N.C.G.S. §55b-2(6) shall contact the appropriate North Carolina licensing board to determine whether compliance with additional licensing requirements may be mandated by law.