

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF INCORPORATION

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

PLATINUM OWNER'S ASSOCIATION, INC.

a Domestic Nonprofit Corporation

has been duly incorporated under the laws of the State of Georgia on **04/22/2021** 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 **05/19/2021**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

**ARTICLES OF INCORPORATION
FOR
PLATINUM OWNER'S ASSOCIATION, INC.**

ARTICLE 1

Name

The name of the Association is "PLATINUM OWNER'S ASSOCIATION, INC."

ARTICLE 2

Statutory Authority

The Association is organized pursuant to the Georgia Non-Profit Corporation Code.

ARTICLE 3

Period of Duration

The Association shall have perpetual duration.

ARTICLE 4

Organization

The Association shall have members. The Association shall have no stock or stockholders. The Association is not organized and shall not operate for profit or pecuniary gain. No part of the net earnings of the Association shall inure to the benefit of any member, director, officer, or any private individual except that, pursuant to proper authorization, reasonable compensation may be paid for services rendered to or for the Association affecting one or more of its purposes. No substantial part of the activities of the Association shall be for carrying on propaganda, or otherwise attempting to influence legislation, and the Association shall not participate or intervene in (including publishing or distributing statements) any political campaign on behalf of any candidate for public office.

ARTICLE 5

Purposes

The purposes for which the Association is organized are: to provide for the administration of a development known as The Platinum Development; to provide for the maintenance, repair, replacement, and operation of portions of the development; to promote the health, safety, and welfare of the owners and occupants of the development; to exercise all rights and privileges and perform

all duties and obligations of the Association as set forth in the Georgia Non-Profit Corporation Code and in the Amended and Restated Declaration of Covenants, Conditions and Restrictions of The Platinum Development, dated January 22, 2006, recorded in Deed Book 8517, page 283, Clayton County, Georgia records, as hereafter amended (hereinafter referred to as the "Declaration"), and to perform such related functions as the Board of Directors of the Association shall from time to time determine.

ARTICLE 6

Powers

The Association shall have and may exercise all powers necessary or convenient to effect this purposes as set forth above, including, to the extent, and only to the extent, necessary to carry out such purpose, the following powers and duties:

- (a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;
- (b) Fix, levy, collect, and enforce by any lawful means, payment of all charges or assessments pursuant to the terms of the Declaration; pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- (c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- (d) Borrow money, and mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (e) Dedicate, sell or transfer all or any part of the Common Areas to any public agency, authority or utility;
- (f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional property and Common Areas; and

- (g) Have and exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Code of the State of Georgia by law may now or hereafter have or exercise.

ARTICLE 7

Board of Directors

The affairs of the Association shall be managed by an initial Board of one (1) Director (who does not need be a Member of the Association). The exact number of Directors shall be determined or changed pursuant to provisions set forth in the By-Laws of the Association. The name and address of the person who is to act in the capacity of Director until the selection of his successor is set forth in Article 10 hereof. The method of election of Directors is as set forth in the By-Laws of the Association.

ARTICLE 8

Limitation on Corporate Powers

The Association shall not have or exercise any corporate powers except those necessary to carry out the purposes of the Association as set forth in Article 6, above.

ARTICLE 9

Initial Registered Office and Registered Agent

The initial registered office of the Association is 4200 Northside Parkway, N.W., Building 6, Suite 200, Atlanta, Fulton County, Georgia 30327. The initial Registered Agent of the Association at such address is Henry M. Feinstein.

ARTICLE 10

Initial Board of Directors

The initial Board of Directors shall consist of one (1) member, the name and address of whom is:

Urvish Patel
1705 Highway 138 SE
Unit 80282
Conyers, Georgia 30013

ARTICLE 11

Initial Principal Office

The mailing address of the initial principal office of the Association is:

4200 Northside Parkway, N.W.
Building 6, Suite 200
Atlanta, Georgia 30327

ARTICLE 12

Incorporator

The name and address of the Incorporator is Henry M. Feinstein, 4200 Northside Parkway, N.W., Building 6, Suite 200, Atlanta, Georgia 30327.

ARTICLE 13

Membership and Voting Rights

Platinum Lodging Group, LLC no longer owns any property which is subject to the Declaration. Accordingly, every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject to the Declaration, including contract sellers, shall be a Class A Member of the Association, which membership shall continue during the period of ownership by such Lot Owner. The number of votes in the Association allocated to each Lot is set forth in the Declaration. The votes shall be cast under such rules and procedures as may be prescribed in the By-Laws of the Association, as amended from time to time, or by law.

ARTICLE 14

Amendment of Articles of Incorporation

Amendment of these Articles shall require the assent of at least a Majority of the entire Membership; provided, however, that no members shall be entitled to vote on amendments to these Articles of Incorporation for the sole purpose of complying with the requirements of any governmental or quasi-governmental entity, as such requirements may exist from time to time, which amendments may be adopted only at a meeting of the board of directors upon receiving the vote of a majority of the directors then in office.

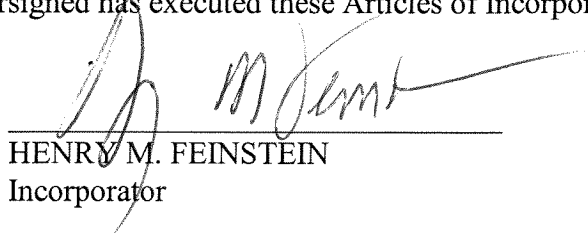
ARTICLE 15

Dissolution and Disposition of Assets Upon Dissolution

The Association may be dissolved only if such dissolution is approved by the written consent of at least a Majority of the entire Membership.

Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated and conveyed to one or more appropriate public agencies on the express condition that such assets shall be devoted to the purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event that such dedication is refused acceptance, such assets shall be conveyed to a non-profit association, non-profit corporation, non-profit trust or other non-profit organization on the express condition that such assets shall be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association.

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



HENRY M. FEINSTEIN
Incorporator



Secretary of State

OFFICE OF SECRETARY OF STATE

CORPORATIONS DIVISION

2 Martin Luther King Jr. Dr. SE

Suite 313 West Tower

Atlanta, Georgia 30334

(404) 656-2817

sos.ga.gov

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SECRETARY OF STATE
INTAKE DIVISION

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TRANSMITTAL INFORMATION FORM GEORGIA CORPORATION

IMPORTANT: Please provide the entity's primary email address when completing this form.

Primary Email Address: urvishpatel1737@gmail.com

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

1. Corporation Type (check one only): ☐ Profit ☒ Nonprofit ☐ Professional ☐ Benefit

20770062

Corporate Name Reservation Number (if one has been obtained; if articles are being filed without prior reservation, leave this line blank)

Platinum Owner's Association, Inc.

Corporate Name (List exactly as it appears in articles of incorporation.)

2. Henry M. Feinstein

Name* of Person Filing Articles of Incorporation (Certificate will be mailed to this person at email address listed below.)

4200 Northside Pkwy., NW, Bldg. 6, Suite 200

Atlanta

GA

30327

Address

City

State

Zip Code

hmfesq@juno.com

(404) 231-2300

Filer's Email Address

Telephone Number

3. Henry M. Feinstein

Name* of Registered Agent in Georgia

4200 Northside Parkway, N.W., Building 6, Suite 200

Registered Office Street Address in Georgia (Post office box or mail drop not acceptable for registered office address.)

Atlanta

Fulton

GA

30327

City

County

State

Zip Code

hmfesq@juno.com

Registered Agent's Email Address

4. Initial Annual Registration: A Georgia corporation incorporated between January 1 - October 1 must file its initial annual registration with the Secretary of State within 90 days after the day its articles of incorporation are filed with the Secretary of State; a Georgia corporation incorporated between October 2 - December 31 must file its initial annual registration with the Secretary of State between January 1 and April 1 of the year next succeeding the calendar year of its incorporation.

5. Mail the following items to the Secretary of State at the above address:

- (1) This Transmittal Information Form;
- (2) The Articles of Incorporation; and
- (3) Filing fee of \$110.00 (\$100 filing fee + \$10 paper filing service charge) 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. (The clerk of superior court can advise you of the official organ in a particular county.) I understand that this Transmittal Information Form is included as part of my filing, and the information on this form will be entered in the Secretary of State business entity database. I certify that the above information is true and correct to the best of my knowledge.

Henry M. Feinstein

Signature of Authorized Person

April 20, 2021

Date

Print Name*

* Enter individual's legal name, i.e. first and last name without use of initials or nicknames. Middle names or initials may be included.