

DELANE COURT CONDOMINIUM ASSOCIATION, INC.

7801671

February 16th, 1978

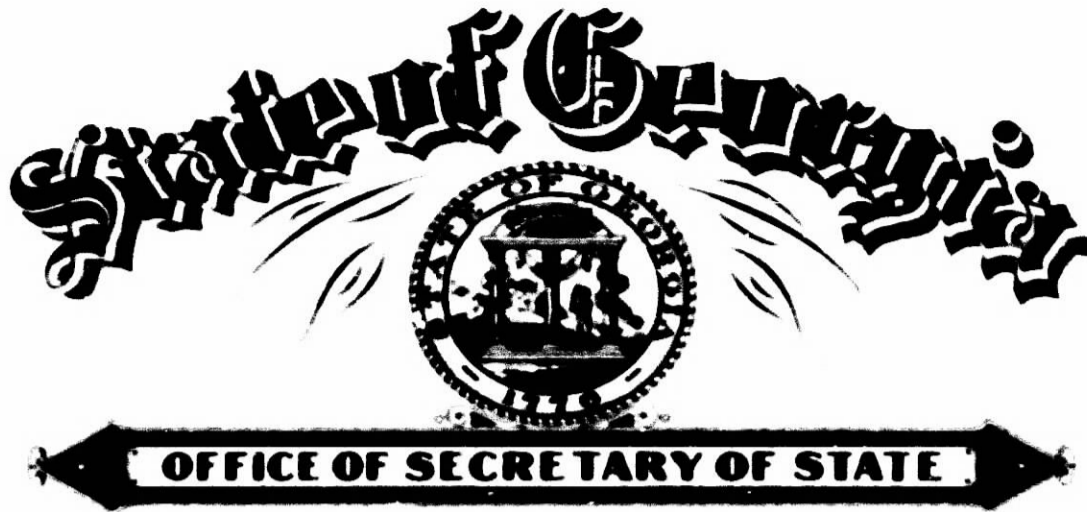
Fulton County

Ramshire Inc.

Nonprofit

7/87  
SS.

DUPLICATE



*I, Ben W. Fortson, Jr., Secretary of State of the State of Georgia, do hereby certify, that*

**"DELANE COURT CONDOMINIUM ASSOCIATION, INC."**

has been duly incorporated under the laws of the State of Georgia on the **16th** day of **February** 19**78** by the filing of articles of incorporation in the office of the Secretary of State and the fees therefor paid as provided by law, and that attached hereto is a true copy of said articles of incorporation.

IN TESTIMONY WHEREOF I have hereto set my hand and affixed the seal of my office at the Capitol in the City of Atlanta this **16th** day of **February** in the year of our Lord One Thousand Nine Hundred and Seventy **Eight** and of the Independence of the United States of America the Two Hundred and **78th**.

*Ben W. Fortson, Jr.*

SECRETARY OF STATE EX OFFICIO COMMISSIONER  
COMMISSIONER OF THE STATE OF GEORGIA

ARTICLES OF INCORPORATION  
OF  
DELANE COURT CONDOMINIUM ASSOCIATION, INC.

ARTICLE I.

The name of the corporation shall be:  
DELANE COURT CONDOMINIUM ASSOCIATION, INC.

ARTICLE II.

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

ARTICLE III.

The corporation shall have perpetual duration.

ARTICLE IV.

The 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 the corporation 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 corporation affecting one or more of its purposes. No substantial part of the activities of the corporation shall be for carrying on of propaganda, or otherwise attempting to influence legislation, and the 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 V.

The purposes for which the corporation is organized are: to provide for the administration of a condominium to be known as DeLane Court Condominium; to provide for the

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U.S. DEPARTMENT OF JUSTICE

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maintenance, repair, replacement and operation of portions of the condominium; to promote the health, safety and welfare of the owners and occupants of the condominium; to exercise all rights and privileges and perform all duties and obligations of the corporation as set forth in the Georgia Condominium Act and in the Declaration for DeLane Court Condominium to be recorded in the Office of the Clerk of the Superior Court of Fulton County, Georgia; and to perform such related functions as the board of directors of the corporation shall from time to time determine.

#### ARTICLE VI.

In addition to, but not in limitation of, the general powers conferred by law, the corporation shall have the power to own, acquire, construct, operate and maintain property, buildings, structures and other facilities incident thereto; to supplement municipal or governmental services; to fix and collect assessments to be levied against and with respect to the condominium units and the owners thereof which assessments shall be a lien and permanent charge on said units as well as the personal obligation of said owners; to enforce any and all covenants, restrictions and agreements applicable to the condominium; to buy, hold, lease, sell, rent, manage and otherwise deal in property of every kind and description, whether real or personal; to borrow money, issue promissory notes and other obligations and evidences of indebtedness and to secure the same by mortgage, deed, security deed, pledge or otherwise; and, insofar as permitted by law, to do any other thing that, in the opinion of the board of directors, will: promote, directly or indirectly, the health, safety, welfare, common benefit or enjoyment of the unit owners and occupants of said units; enhance, preserve or maintain property values within the condominium; enhance, preserve or maintain the

appearance of the condominium and its surroundings; or be necessary, proper, useful or incidental to the carrying out of the functions for which the corporation is organized.

ARTICLE VII.

The address of the initial registered office of the corporation shall be Suite 260, 6445 Powers Ferry Landing, N.W., Atlanta, <sup>GA</sup>Georgia, 30339, and the name of its original registered agent at such address is Ramshire, Inc., a Delaware corporation.

ARTICLE VIII.

The directors of the corporation shall be elected or appointed at the time and in the manner as provided in the bylaws of the corporation as the same may from time to time be amended.

ARTICLE IX.

The initial board of directors of the corporation shall number three (3) and the name and address of each person who is to serve as a member thereof is as follows:

<u>Name</u>	<u>Address</u>
William H. Possiel	Suite 260 6445 Powers Ferry Landing, N.W. Atlanta, Georgia 30339
Stephen W. Petro	Suite 260 6445 Powers Ferry Landing, N.W. Atlanta, Georgia 30339
Margaret Corder	Suite 260 6445 Powers Ferry Landing, N.W. Atlanta, Georgia 30339

ARTICLE X.

The corporation shall have one class of members. Each owner of a condominium unit comprising a portion of DeLane Court Condominium shall automatically be a member of the corporation, which membership shall continue during the period of ownership by such unit owner. Pursuant to the

provisions of the Georgia Condominium Act, the number of votes in the corporation allocated to each condominium unit is one. There being 36 condominium units comprising DeLane Court Condominium, the aggregate number of votes in the corporation is 36. Said votes shall be cast under such rules and procedures as may be prescribed in the bylaws of the corporation, as amended from time to time, or by law.

ARTICLE XI.

These Articles of Incorporation may be amended as by law provided pursuant to resolution duly adopted by the board of directors and by at least two-thirds of the votes which members present in person or by proxy at a duly called meeting are entitled to cast; 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 authorized to fund or guarantee mortgages on individual condominium units, 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 XII.


The corporation may be dissolved as by law provided pursuant to resolution duly adopted by the board of directors and by at least two-thirds of the votes which members present in person or by proxy at a duly called meeting are entitled to cast.

ARTICLE XIII.

The name of the incorporator is Ramshire, Inc., a Delaware corporation, whose address is Suite 260, 6445 Powers Ferry Landing, N.W., Atlanta, Georgia 30339.

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

RAMSHIRE, INC.

By:   
\_\_\_\_\_  
William H. Possiel  
Executive Vice President

**CONSENT TO APPOINTMENT AS REGISTERED AGENT**

**TO: Ben W. Fortson, Jr.  
Secretary of State  
Ex-Officio Corporation  
Commissioner  
State of Georgia**

**Ramshire, Inc., a Delaware corporation authorized to transact business in the State of Georgia and having a business office at Suite 260, 6445 Powers Ferry Landing, N.W., Atlanta, Georgia 30339, does hereby consent to serve as registered agent for the corporation DeLane Court Condominium Association, Inc.**

**This 15th day of February, 1978.**

**RAMSHIRE, INC.**

**By:   
\_\_\_\_\_  
William H. Possiel  
Executive Vice President**

**Address of Registered Agent:**

**Suite 260  
6445 Powers Ferry Landing, N.W.  
Atlanta, Georgia 30339**



*J. Ben W. Fortson, Jr. Secretary of State of the  
State of Georgia, do hereby certify that*

based on a diligent search of the records on file in this office, I find that the name of the following proposed domestic corporation to wit

"DELANE COURT CONDOMINIUM ASSOCIATION, INC."

is not identical with or confusingly similar to the name of any other existing domestic or domesticated or foreign corporation registered in the records on file in this office or to the name of any other proposed domestic or domesticated, or foreign corporation as shown by a certificate of the Secretary of State heretofore issued and presently effective.

This certificate is in full force and effective for a period of 4 calendar months from date of issuance. After such period of time, this certificate is void.



In TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of my office, at the Capitol, in the City of Atlanta, this  
1st day of February, in the year of our Lord  
One Thousand Nine Hundred and Seventy Eight and  
of the Independence of the United States of America the Two  
Hundred and Two.

*Ben W. Fortson Jr*

Secretary of State, Ex-Officio Corporation  
Commissioner of the State of Georgia

**Secretary of State**  
**Business Services and Regulation**  
 Suite 315, West Tower  
 2 Martin Luther King Jr. Dr.  
 Atlanta, Georgia 30334-1330

CONTROL NUMBER : 7801671 DA  
 DATE INCORP/FILED : 02/16/78  
 DOCKET NUMBER : 41007315  
 DATE DISSOLVED : 4/29/78  
 EXAMINER : STACY GILLEY  
 TELEPHONE : 404-656-3173  
 ANNUAL REGISTRATION : \$ 70.00  
 REINSTATEMENT FEE : \$ 20.00  
 TOTAL DUE : \$ 90.00

FORM 98  
 REQUESTED BY:

GERALD TOLSON  
 DELANE COURT CONDOMINIUM ASSOCIATION, INC.  
 POB 310407  
 ATLANTA GA 30331

APPLICATION FOR REINSTATEMENT OF A DOMESTIC CORPORATION

-----  
 "DELANE COURT CONDOMINIUM ASSOCIATION, INC."  
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INSTRUCTIONS. COMPLETE AND RETURN ALL COPIES OF THIS FORM WITH A CHECK MADE PAYABLE TO THE SECRETARY OF STATE FOR THE AMOUNT DUE ABOVE. THE CORPORATION WAS ADMINISTRATIVELY DISSOLVED BY THE SECRETARY OF STATE ON THE DATE SET FORTH ABOVE AND SUBMITS THIS APPLICATION FOR REINSTATEMENT WITHIN TWO YEARS OF THE DATE OF DISSOLUTION AS PROVIDED IN O.C.G.A. SEC. 14-2-1422. THE CORPORATION CERTIFIES THAT ALL TAXES OWED THE STATE OF GEORGIA BY THE CORPORATION HAVE BEEN PAID, THAT THE CORPORATION'S NAME SATISFIES THE REQUIREMENTS OF O.C.G.A. SEC. 14-2-401 AND THAT THE GROUNDS FOR DISSOLUTION EITHER DID NOT EXIST OR HAVE BEEN ELIMINATED. THE AMOUNT DUE ABOVE REPRESENTS THE BACK FEES PROVIDED BY LAW AND A REINSTATEMENT FEE OF \$20.00, ALONG WITH ANY OTHER FEES/PENALTIES DUE FROM EARLIER PERIODS.

THIS APPLICATION IS EXECUTED BY THE CHAIRMAN OF THE BOARD OF DIRECTORS OR AN OFFICER OF THE CORPORATION.

-----  
 SIGNATURE AND CAPACITY IN WHICH INDIVIDUAL IS SIGNING.  
 -----

CORP. MAILING ADDRESS: \_\_\_\_\_

CORP. CITY/ST/ZIP: \_\_\_\_\_

CERTIFICATE - OFFICIAL USE ONLY

AMOUNT PAID : 90.00

NUMBER : 11120-01-2111

ISSUED BY : [Signature]



Max Cleland

MAX CLELAND  
 SECRETARY OF STATE

Verley J. Spivey

VERLEY J. SPIVEY  
 DEPUTY SECRETARY OF STATE

SECURITIES  
 656-2894

CEMETERIES  
 656-3079

CORPORATIONS  
 656-2817

CORPORATIONS HOT-LINE  
 404-656-2222  
 Outside Metro-Atlanta

**Secretary of State**  
**Business Services and Regulation**

**Suite 315, West Tower**  
2 Martin Luther King Jr. Dr.  
Atlanta, Georgia 30334-1330

FORM NUMBER : NR  
CERTIFICATE DATE : 01/06/91  
DOCKET NUMBER : 91002434  
EXAMINER : STACY GILLEY  
TELEPHONE : 404-656-3173

**REQUESTED BY:**

**GERALD TOLSON**  
POST OFFICE BOX 310407  
ATLANTA GA 30331

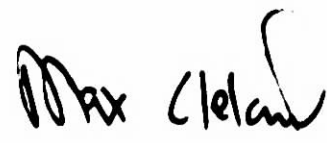
**NAME RESERVATION CERTIFICATE**

THE RECORDS OF THE SECRETARY OF STATE HAVE BEEN REVIEWED AND THE FOLLOWING NAME IS NOT IDENTICAL TO, AND APPEARS TO BE DISTINGUISHABLE FROM, THE NAME OF ANY OTHER EXISTING CORPORATION PROFESSIONAL ASSOCIATION, OR LIMITED PARTNERSHIP ON FILE PURSUANT TO THE APPLICABLE PROVISIONS OF GEORGIA LAW. (TITLE 14 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED).

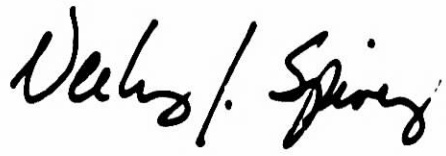
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"DELANE COURT CONDOMINIUM ASSOCIATION, INC."  
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THIS CERTIFICATE SHALL BE VALID FOR A NONRENEWABLE PERIOD OF NINETY (90) DAYS FOR PROFIT AND NONPROFIT CORPORATIONS, PROFESSIONAL ASSOCIATIONS (DP, FP, DN, FN, & PA), OR LIMITED PARTNERSHIPS (7D OR 7F), FROM THE DATE OF THIS CERTIFICATE. PLEASE SUBMIT THE ORIGINAL CERTIFICATE (WHITE COPY) WITH THE ARTICLES OF INCORPORATION, CERTIFICATE OF LIMITED PARTNERSHIP, APPLICATION FOR PROFESSIONAL ASSOCIATION OR CERTIFICATE OF AUTHORITY TO TRANSACT BUSINESS

NAME RESERVATIONS ARE NOT RENEWABLE AFTER EXPIRATION OF THE STATUTORY RESERVATION PERIOD SET OUT ABOVE.



MAX CLELAND  
SECRETARY OF STATE



VERLEY J. SPIVEY  
DEPUTY SECRETARY OF STATE



SECURITIES  
656-2894

CEMETERIES  
656-3079

CORPORATIONS  
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CORPORATIONS HOT-LINE  
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Outside Metro-Atlanta

