



*Oakridge Forest Home  
Association, Inc.*

*Articles of Incorporation*

1st  
Priority

ARTICLES OF INCORPORATION  
OF  
OAK RIDGE FOREST HOME  
ASSOCIATION

In compliance with the requirements of The Code of Alabama, the undersigned, all of whom are residents of the State of Alabama, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is OAK RIDGE FOREST HOME ASSOCIATION, hereinafter called the "Association".

ARTICLE II

The principal office of the Association is located at 101 Oak Street, Enterprise, Alabama.

ARTICLE III

Joseph Edward Lammon, whose address is 101 Oak Street, Enterprise, Alabama, is hereby appointed the initial registered agent of the Association.

ARTICLE IV PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as follows:

From the SE corner of the NE 1/4 of Section 2, T3N, R22E in Coffee County, Alabama run N 02 degrees 54' 23"E 686.48 feet to the Point of Beginning;  
thence N 87 degrees 05' 37"W 160 feet;  
thence N 87 degrees 05' 37"W 50 feet;  
thence S 85 degrees 21' 51"W 197.27 feet;  
thence N 79 degrees 29' 28"W 346.33 feet;  
thence N 47 degrees 08' 28"W 127.48 feet;  
thence S 83 degrees 20' 30"W 77.02 feet;  
thence N 20 degrees 10' 00"W 360.00 feet;  
thence N 56 degrees 51' 38"W 216.21 feet;  
thence N 46 degrees 13' 12"W 501.36 feet;  
thence S 63 degrees 43' 43"W 293.38 feet;

thence N 86 degrees 54' 02"W 113.57 feet;  
thence N 74 degrees 49' 20"W 119.78 feet;  
thence N 40 degrees 32' 10"W 95.40 feet;  
thence N 18 degrees 35' 44"W 106.39 feet;  
thence N 41 degrees 37' 21"W 131.72 feet;  
thence S 55 degrees 47' 00"W 133.40 feet;  
thence N 34 degrees 13' 00"W 158.00 feet;  
thence S 34 degrees 01' 21"W 53.84 feet;  
thence S 55 degrees 45' 55"W 170.00 feet;  
to the easterly right-of-way of U.S. Hwy 84,  
thence along said right-of-way  
N 34 degrees 12' 59"W 80.00 feet;  
thence N 55 degrees 45' 55"E 150.00 feet;  
thence N 34 degrees 14' 05"W 139.95 feet;  
thence N 24 degrees 32' 07"W 113.87 feet;  
thence N 50 degrees 01' 59"E 26.61 feet;  
thence N 04 degrees 36' 04"E 50.00 feet;  
thence S 85 degrees 23' 56"E 143.35 feet;  
thence N 05 degrees 47' 35"E 213.03 feet;  
thence S 69 degrees 38' 09"E 166.89 feet;  
thence S 57 degrees 21' 43"E 207.42 feet;  
thence S 42 degrees 33' 18"E 167.90 feet;  
thence S 59 degrees 03' 26"E 247.14 feet;  
thence N 62 degrees 56' 26"E 143.92 feet;  
thence N 87 degrees 03' 39"E 83.88 feet;  
thence S 89 degrees 55' 48"E 115.59 feet;  
thence S 66 degrees 04' 58"E 204.48 feet;  
thence S 36 degrees 18' 52"E 176.34 feet;  
thence S 54 degrees 09' 27"E 132.31 feet;  
thence S 61 degrees 31' 53"E 153.72 feet;  
thence S 88 degrees 44' 08"E 140.58 feet;  
thence S 36 degrees 23' 16"E 129.65 feet;  
thence S 35 degrees 42' 06"E 101.77 feet;  
thence S 06 degrees 06' 36"E 134.37 feet;  
thence S 13 degrees 05' 47"E 87.95 feet;  
thence S 34 degrees 13' 40"E 72.85 feet;  
thence S 44 degrees 26' 39"E 89.82 feet;  
thence S 81 degrees 32' 48"E 169.81 feet;  
thence S 89 degrees 15' 38"E 69.44 feet;  
thence S 54 degrees 48' 19"E 42.80 feet;  
thence N 69 degrees 53' 57"E 125.09 feet;  
thence N 80 degrees 22' 43"E 189.48 feet;  
thence S 02 degrees 54' 23"W 434.84 feet to the Point of  
Beginning and containing 30.09 acres, more or less

and to promote the health, safety and welfare of the residents within the above-described property, and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose, to

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Judge of Probate, Enterprise, Coffee County, Alabama and 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 payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to 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, with the assent of two-thirds (2/3) of of the votes of each class of members, 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 Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purpose or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the votes of each class of members,

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

#### ARTICLE V MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation.

Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal or exceed the total votes outstanding in the Class B membership; or

(b) on January 1, 2006.

ARTICLE VII BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of nine (9) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors, until the selection of their successors, are:

<u>NAME</u>	<u>ADDRESS</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

At the first annual meeting the members shall elect three Directors for a term of one year, three Directors for a term of two years and three Directors for a term of three years; and at each annual meeting thereafter the members shall elect three Directors for a term of three years.

ARTICLE VIII DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX DURATION

The corporation shall exist perpetually.

ARTICLE X AMENDMENTS

Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Alabama, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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