

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, Brian P. Kemp, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Voysey Community Association, Inc.

a Domestic Nonprofit Corporation

has been duly incorporated under the laws of the State of Georgia on **05/17/2016** 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 05/26/2016



A handwritten signature in black ink, appearing to read 'B: P. Kemp'.

Brian P. Kemp
Secretary of State

ARTICLES OF INCORPORATION

Electronically Filed

Secretary of State

Filing Date: 5/17/2016 10:29:32 AM

BUSINESS INFORMATION

CONTROL NUMBER 16051067
BUSINESS NAME Voysey Community Association, Inc.
BUSINESS TYPE Domestic Nonprofit Corporation
EFFECTIVE DATE 05/17/2016

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

PRINCIPAL OFFICE ADDRESS

ADDRESS 2974 Hardman Court NE, Atlanta, GA, 30305, USA

REGISTERED AGENT'S NAME AND ADDRESS

NAME	ADDRESS
Michelle Valente Lee	2180 Satellite Blvd., Suite 180, Gwinnett, Duluth, GA, 30097, USA

INCORPORATOR(S)

NAME	TITLE	ADDRESS
Morris Manning & Martin, LLP	INCORPORATOR	990 Hammond Drive, Suite 300, Atlanta, GA, 30328, USA

MEMBER INFORMATION

The corporation will have members

OPTIONAL PROVISIONS

I. The name of the corporation (the "Association") is: Voysey Community Association, Inc. II. The Association shall have one (1) class of Members. III. The Association is organized pursuant to the Georgia Nonprofit Corporation Code and shall have perpetual duration. IV. Directors of the Association shall be elected by the method of election of Directors as set forth in the Association's Bylaws, as amended from time to time. The initial Board of Directors shall consist of three (3) Directors who shall be James W. Donnelly, Jr., Fran Marty, and Andrea Matinchek. V. To the greatest extent permitted by the Georgia Nonprofit Corporation Code, no Director of the Association shall be personally liable to the Association or its Members for monetary damages for any action taken, or any failure to take any action, as a Director, except that this Article V shall not eliminate or limit the liability of a Director: (i) for any appropriation, in violation of his or her duties, of any business opportunity of the Association; (ii) for acts or omissions which involve intentional misconduct or a knowing violation of law; (iii) for the types of liability set forth in O.C.G.A. §14-3-860 through §14-3-864; or (iv) for any transaction from which the Director received an improper personal benefit. Neither the amendment nor repeal of this Article V, nor the adoption of any provision of these Articles of Incorporation inconsistent with this Article V, shall eliminate or reduce the effect of this Article V in respect of any act or failure to act, or any cause of action, suit or claim that, but for this Article V, would accrue or arise prior to any amendment, repeal or adoption of such an inconsistent provision. If the Georgia Nonprofit Corporation Code is subsequently amended to provide for further limitations on the personal liability of directors of corporations for any action taken, or any failure to take any action, then the personal liability of the Directors of the Association shall be so further limited to the greatest extent permitted by the Georgia Nonprofit Corporation Code. VI. To the greatest extent permitted by the Georgia Nonprofit Corporation Code, the Association shall indemnify any person who has been made, or is threatened to be made, a party to an action, suit or proceeding, whether civil, criminal, administrative, investigative or otherwise (including an action, suit or proceeding by or in the right of the Association), by reason of the fact that the person is or was a director or officer of the Association. In addition, the Association shall pay for or reimburse any expenses incurred by such persons who are parties to such actions, suits and/or proceedings, in advance of the final disposition of such actions, suites and/or proceedings, to the fullest extent permitted by the Georgia Nonprofit Corporation Code. VII. These Articles of Incorporation may be amended only upon a resolution, duly adopted by the Board of Directors, the affirmative vote of Members other than the Declarant who own at least two-thirds (2/3rds) of the Lots and the consent of the

Declarant, so long as the Declarant owns any Lot. Regardless of the foregoing, no Member shall be entitled to vote on any amendment to these Articles of Incorporation where the sole purpose of the amendment is to comply with the then applicable requirements of any governmental or quasi-governmental entity or institutional lender authorized to fund, insure or guarantee a Mortgage on an individual Lot (including without limitation, the U.S. Department of Housing and Urban Development or the U.S. Department of Veterans Affairs), and any such amendment shall be made only upon a resolution, duly adopted by the Board of Directors and the consent of the Declarant, so long as the Declarant owns any Lot. VIII. Unless otherwise defined herein, all capitalized terms in these Articles of Incorporation shall have the same meaning as ascribed to such capitalized terms in the Declaration of Covenants, Restrictions and Easements for Voysey @ Alpharetta Downtown recorded or to be recorded in the Fulton County, Georgia records. IX. A request for publication of a notice of the filing of these Articles of Incorporation and payment therefor will be made as required by O.C.G.A. Section 14-3-202.1.

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Morris Manning & Martin, LLP by Darla G. McKenzie
AUTHORIZER TITLE	Incorporator