

**ARTICLES**  
**OF**  
**INCORPORATION**  
**OF**  
**CATSPAW PROPERTY OWNERS ASSOCIATION, INC.**

I, the undersigned natural person of the age of eighteen (18) years or more, for the purpose of forming a non-profit corporation under the law of the State of North Carolina, as contained in Chapter 55-A of the General Statutes of North Carolina, entitled "Non-Profit Business Corporation Act" and the several amendments thereto, hereby set forth Articles of Incorporation as follows:

**ARTICLE I.**

The name of the corporation is CATSPAW PROPERTY OWNERS ASSOCIATION, INC.

**ARTICLE II.**

The period of duration of the corporation shall be perpetual.

**ARTICLE III.**

The purpose or purposes for which the corporation is organized are:

- a.** To maintain the private road system, including signage and right of way within Catspaw Subdivision and promulgate rules and regulations for its use; and to maintain Walnut Gap Road in cooperation with Walnut Gap and the other communities using it, from Catspaw Subdivision to the public highway, ensuring continuous year round access to the lots, except that the Association shall have no obligation to clear snow and ice from the roadway. Weather conditions may require lot owners to use four wheel drive vehicles and appropriate winter tires or chains to access lots during winter.
- b.** To enforce the provisions the Declaration and Covenants, Restrictions and Bylaws of record, and the rules and regulations promulgated by the Association.
- c.** To encourage member participation within the community by creating voting procedures and quorum and notice requirements designed to promote well-attended meetings and a high percentage of member voting, to ensure maximum communication with and among the members, and to promote participation in standing and ad hoc committees.

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**Note:** This document (which has not been filed) merges the original Articles of Incorporation filed with the NC Secretary of State on February 25, 1983 (Document #000313842) and the Articles of Amendment filed with the NC Secretary of State on September 17, 2014 (Document # C201425500709). Prepared by SHenderson on 13 November 2022.

ARTICLE IV.

The corporation shall have no power to declare dividends, and no part of its net earnings shall inure to the benefit of any member of director of the corporation or to any other private individual. The corporation shall have no power or authority to engage in activities which consist of carrying on propaganda or otherwise attempting to influence legislation or participate in or intervene in any political campaign on behalf of any candidate for public office.

ARTICLE V.

The corporation shall have no capital stock.

ARTICLE VI.

The corporation shall have one (1) class of members.

ARTICLE VII.

The address of the initial registered office of the corporation in the State of North Carolina is:

Jackson County  
43 West Main Street  
Sylva, N.C. 28779

And the name of its initial registered agent at such address is:

Orville D. Coward

ARTICLE VIII.

The affairs of the corporation shall be managed by a Board of Directors consisting of not fewer than three (3) Directors. The qualifications of the Directors, together with their terms of office, manner of election, removal, change of number, filling of vacancies, and of newly created directorships, powers, duties, and liabilities shall, except as otherwise provided in

these Articles of Incorporation or by the laws of the State of North Carolina, be as prescribed in the By-Laws.

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The number of Directors constituting the initial Board of Directors shall be three (3) and the names and addresses of the persons who are to be elected and qualified are as follows:

Malcolm MacNeill	3485 N. Moorings Miami, FL 33133
Orville D. Coward	43 W. Main Street Sylva, NC 28779
Kent Coward	43 W. Main Street Sylva, NC 28779

#### ARTICLE IX.

The name and address of the incorporator is:

Orville D. Coward  
43 W. Main Street  
Sylva, NC 28779

#### ARTICLE X.

No dividends shall be paid and no part of the income of the corporation shall be distributed to its members, directors, or officers.

#### ARTICLE XI.

This corporation reserves the right to amend, alter, change, or repeal any provision contained in these Articles of Incorporation in the manner now or hereafter prescribed by statute or the corporation's bylaws, and the rights conferred on the members herein are granted subject to this reservation; provided however, that under no circumstances shall the members amend these Articles of Incorporation so that such members or any other private individuals may participate in the distribution of the earnings, funds, or properties of the corporation.