

SECTION 3

**Article of Incorporation for
Echo Park Condominium
Association, Inc.,
and amendments thereto to date
(the “Condominium Association”)**

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

Echo Park Condominium Association, Inc.
a Domestic Nonprofit Corporation

has been duly incorporated under the laws of the State of Georgia on **06/27/2024** 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 **07/05/2024**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF INCORPORATION

Electronically Filed
Secretary of State
Filing Date: 6/27/2024 9:10:02 AM

BUSINESS INFORMATION

CONTROL NUMBER 24128984
BUSINESS NAME Echo Park Condominium Association, Inc.
BUSINESS TYPE Domestic Nonprofit Corporation
EFFECTIVE DATE 06/27/2024

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

PRINCIPAL OFFICE ADDRESS

ADDRESS 3899 Grand Park Drive, Suwanee, GA, 30024, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Bryan Ponder	3899 Grand Park Drive, Suwanee, GA, 30024, USA	Gwinnett

INCORPORATOR(S)

NAME	TITLE	ADDRESS
Jane C. Kotake, Esq.	INCORPORATOR	3500 Lenox Road, One Alliance Center, 4th Floor, Atlanta, GA, 30326, USA

MEMBER INFORMATION

The corporation will have members.

OPTIONAL PROVISIONS

1. All Owners, by virtue of their ownership of Units in the Condominium, are members of the Echo Park Condominium Association, Inc. ("Association"). The members shall be entitled to one (1) vote for each Unit in which they hold the interest required for membership, in accordance with the Declaration. 2. The Association does not contemplate pecuniary gain or benefit, direct or indirect, to its members. The Association shall have all of the powers conferred upon nonprofit corporations by common law, the statutes of the State of Georgia in effect from time to time, and all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the Bylaws, the Declaration, or the Georgia Condominium Act, O.C.G.A. § 44-3-70, et seq. ("Georgia Condominium Act"). 3. The affairs of the Association shall be governed by a Board of Directors, the number, qualification, and method of election of which shall be set in the Association's Bylaws. The method of election and term of office, removal and filling of vacancies shall be as set forth in the Bylaws. The board may delegate such operating authority to such companies, individuals, or committees as it, in its discretion, may determine. The initial Board of Directors of the Association shall have three (3) directors, and the names and addresses of the persons who are to serve as the initial directors are as follows: Bryan Ponder, 3899 Grand Park Drive, Suwanee, Georgia 30024; Joel Harris, 2300 Windy Ridge Parkway, Atlanta, Georgia 30024; and Andrew Didier, 5001 LBJ Freeway, Suite 650, Dallas, Texas 75244. 4. To the fullest extent that the Georgia Nonprofit Corporation Code, as it exists on the date hereof or as it may hereafter be amended, permits the limitation or elimination of the liability of directors, no director of the Association shall be personally liable to the Association or its members for monetary damages for breach of duty of care or other duty as a director. No amendment to or repeal of this Article shall apply to or have any effect on the liability or alleged liability of any director of the Association for or with respect to any acts or omissions of such director occurring prior to such amendment or repeal. 5. The Association may be dissolved only pursuant to a resolution duly adopted by the Board of Directors and approved by the vote of not less than two thirds (2/3) of the Total Association Vote and the consent of the Gwinnett County Board of Commissioners. 6. These Articles of Incorporation may be amended as provided by the Georgia Nonprofit Corporation Code pursuant to a resolution duly adopted by the Board of Directors and approved by the affirmative vote of the members of the Association entitled to cast at least two thirds (2/3) of the votes present in person or by proxy at a meeting of the members of the Association or by members casting at least a Majority of the Total Association Vote, whichever is less; provided that, no members shall be entitled to vote on any

amendment to these Articles of Incorporation which is for the sole purpose of complying with the requirements of any governmental agency (including, without limitation, the U.S. Department of Housing and Urban Development or the Department of Veterans Affairs) or government-sponsored enterprise authorized to fund, insure or guarantee Mortgages on individual Units in the Condominium, which amendment may be adopted by the Board of Directors acting alone. 7. Capitalized terms used and not otherwise defined herein shall have the meanings ascribed to them in the Declaration of Condominium for Echo Park Condominium, as may hereinafter be amended, filed of record in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia ("Declaration").

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Jane C. Kotake, Esq.
AUTHORIZER TITLE Incorporator