

Secretary of State
Corporations Division
315 West Tower
#2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CONTROL NUMBER: 0308555
EFFECTIVE DATE: 02/07/2003
JURISDICTION : GEORGIA
REFERENCE : 0070
PRINT DATE : 03/11/2003
FORM NUMBER : 311

LINDA B. CURRY
ONE ALLIANCE CENTER, 4TH FLOOR
3500 LENOX ROAD
ATLANTA, GA 30326

CERTIFICATE OF INCORPORATION

I, Cathy Cox, the Secretary of State and the Corporations Commissioner of the State of Georgia, do hereby certify under the seal of my office that

SUTHERLAND PLACE LOFTS CONDOMINIUM ASSOCIATION, INC.
A DOMESTIC NONPROFIT CORPORATION

has been duly incorporated under the laws of the State of Georgia on the effective date stated above 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 the date set forth above.



A handwritten signature in black ink, appearing to read "Cathy Cox".

Cathy Cox
Secretary of State

ARTICLES OF INCORPORATION
OF
SUTHERLAND PLACE LOFTS CONDOMINIUM ASSOCIATION, INC.

Article 1. Name. The name of the Corporation is Sutherland Place Lofts Condominium Association, Inc. ("Corporation" or "Association").

Article 2. Duration. The Corporation shall have perpetual duration.

Article 3. Applicable Statute. The Corporation is organized pursuant to the provisions of the Georgia Nonprofit Corporation Code, O.C.G.A. § 14-3-1, *et seq.*

Article 4. Purposes and Powers. The Corporation does not contemplate pecuniary gain or benefit, direct or indirect, to its members.

(a) In way of explanation and not of limitation, the purposes for which it is formed are:

(i) to be and constitute the Association to which reference is made in the Declaration of Condominium for Sutherland Place Lofts, A Condominium, as may hereinafter be amended, filed of record in the Office of the Clerk of the Superior Court of DeKalb County, Georgia ("Declaration"), to perform all obligations and duties of the Association, and to exercise all rights and powers of the Association, as specified therein, in the Bylaws of the Association ("Bylaws"), and as provided by law; and

(ii) to provide an entity for the furtherance of the interests of the owners of units in the condominium development as described in the Declaration.

(b) In furtherance of its purposes, the Corporation shall have the following powers, which, unless indicated otherwise by the Declaration or Bylaws, may be exercised by the Board of Directors of the Association:

(i) all of the powers conferred upon nonprofit corporations by common law and the statutes of the State of Georgia in effect from time to time; and

(ii) 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, including, without limitation, the following:

(A) to fix and to collect assessments or other charges to be levied against the units;

(B) to manage, control, operate, maintain, repair, and improve the common area and facilities, and property subsequently acquired by the Corporation, or any property owned by another, for which the Corporation, by rule, regulation, Declaration, or contract, has a right or duty to provide such services;

(C) to enforce covenants, conditions, and restrictions affecting any property to



CATHY COX
Secretary of State

OFFICE OF SECRETARY OF STATE
CORPORATIONS DIVISION

315 West Tower, #2 Martin Luther King, Jr. Drive
Atlanta, Georgia 30334-1530
(404) 656-2817

Registered agent, officer, entity status information via the Internet
<http://www.sos.state.ga.us/corporations>

WARREN RARY
Director

QUINTILIS B. ROBINSON
Deputy Director

TRANSMITTAL INFORMATION
GEORGIA PROFIT OR NONPROFIT CORPORATIONS

DO NOT WRITE IN SHADED AREA - SOS USE ONLY

DOCKET # _____	PENDING # _____	CONTROL # _____	038555
DOCKET CODE _____	DATE FILED _____	AMOUNT RECEIVED _____	CHECK/ RECEIPT # _____
TYPE CODE _____	EXAMINER _____	JURISDICTION (COUNTY) CODE _____	

NOTICE TO APPLICANT: PRINT PLAINLY OR TYPE REMAINDER OF THIS FORM

1.	030510108 Corporate Name Reservation Number Sutherland Place Lofts Condominium Association, Inc. Corporate Name		
2.	Linda B. Curry, Esq. Applicant/Attorney	404-926-4500 Telephone Number	
	One Alliance Center, 4th Floor, 3500 Lenox Road Address		
	Atlanta City	Georgia State	30326 Zip Code
3.	Mail or deliver to the Secretary of State, at the above address, the following: 1) This transmittal form 2) Original and one copy of the Articles of Incorporation 3) Filing fee of \$60.00 payable to Secretary of State. Filing fees are NON-refundable.		
	I certify that a Notice of Incorporation or Notice of Intent to Incorporate with a publication fee of \$40.00 has been or will be mailed or delivered to the official organ of the county where the initial registered office of the corporation is to be located. (The Clerk of Superior Court can advise you of the official organ in a particular county.)		
	 Authorized Signature	2/20/03 Date	
	Business entity information via the Internet: http://www.sos.state.ga.us/corporations/		

**WEISSMAN, NOWACK,
CURRY & WILCO, P.C.**
ATTORNEYS AT LAW

March 6, 2003

Ms. Melody Stafford
Corporations Division
Suite 315, West Tower
2 Martin Luther King Jr. Drive
Atlanta, Georgia 30334-1530

Re: Sutherland Place Lofts Condominium Association, Inc.

Dear Ms. Stafford:

The above referenced name was reserved by Jane C. Kotake on February 20, 2003. Enclosed is a business card indicating that Jane is affiliated with this firm. Her consent to the incorporation of the above entity is shown below.


Should you have any questions or comments, please contact me at 404-926-4552.

Sincerely,



Alison Skipper
Paralegal

Enclosure


Jane C. Kotake

**WEISSMAN, NOWACK,
CURRY & WILCO, P.C.**
ATTORNEYS AT LAW

JANE C. KOTAKE
ATTORNEY AT LAW

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