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UNIVERSITY OF STATE
NORTH CAROLINA

ARTICLES OF INCORPORATION
OF
THE COLLEGE HILL RESIDENTS ASSOCIATION

We, the undersigned, being of full age, do make and acknowledge these Articles of Incorporation for the purpose of forming a non-profit corporation under and by virtue of Chapter 55A of the General Statutes of the State of North Carolina.

ARTICLE I

The name of the corporation will be The College Hill Residents Association.

ARTICLE II

The period of duration of the corporation will be unlimited.

ARTICLE III

The purposes for which the corporation is organized are:

1. To increase public awareness of and resident participation in the conservation of the housing resources of the neighborhood and to encourage property owners to make improvements to their property voluntarily and/or through housing code enforcement efforts.
2. To preserve and enhance the residential character of the neighborhood.
3. To educate the residents of the area and the community at large in the financial, social and aesthetic techniques and benefits of housing rehabilitation and to re-establish the neighborhood as a housing resource for the downtown area of Greensboro, North Carolina.
4. To act as a liaison between the residents and property owners of the neighborhood and institutions, industries, and business establishments bordering or affecting the residential character of the area.
5. To create a citizen structure to work with the city police department in order to promote continuing improvements in the public safety of the area.
6. To assist residents in obtaining maximum benefit from area redevelopment plans and in making necessary transitions, such as relocation.
7. To accomplish increased owner-occupancy and housing rehabilitation for the area by obtaining and assisting design, site, and financial planning for owner-occupants and landlords, providing liaison between absentee owners and prospective home buyers, and continuing planning liaison with the city.
8. To develop and advocate neighborhood concern for good design and complimentary site planning with apartment developers and individuals undertaking new construction.

9. To prepare promotional, educational and research materials on rehabilitation efforts in the neighborhood, on public and private policies affecting the neighborhood, and on neighborhood characteristics.

10. To improve public works and services in the area, and to specifically work toward the establishment of a pedestrian circulation system, an improved alleyway system, and private and public landscaping efforts.

11. To establish and maintain a concern for the quality of housing available to tenants in the area.

12. To sponsor neighborhood meetings, cultural, and civic events, and presentations which will improve the quality of life, educate the residents, or further other goals of the association.

This corporation is formed to further the foregoing charitable purposes within the meaning of Section 501(c) (3) of the Internal Revenue Code of 1954.

ARTICLE IV

The corporation shall have the power to carry out the aforesaid purposes as principal, agent or otherwise, along or in conjunction with any person, firm, association or other corporation, and in furtherance of such objects or purposes:

1. To make, execute and perform contracts and agreements of any kind or descriptions;

2. To receive property, personal or real or both, by bequest, lease purchase, gift, grant, devise, loan or otherwise;

3. To have the power to apply for, purchase or acquire by assignment, transfer or otherwise, and to exercise, carry out and enjoy any license, power, authority, franchise, ordinance, order, right or privilege which any government or authority - state, municipal or local - or any corporation or any public body shall enact, make or grant;

4. To own, hold, lease, develop and improve real property, both in the State of North Carolina and in any other states;

5. To have all other rights and powers as are granted to other corporations of like character under the laws of the State of North Carolina, and specifically those permitted under the provisions of north Carolina General Statutes Section 55A-15.

Notwithstanding any other provision of these Articles, this corporation shall not carry on any other activities not permitted to be carried on by (a) a corporation exempt from federal income tax under Section 501(c) (3) of the Internal Revenue Code of 1954 or the corresponding provision of any future United States Internal Revenue law or (b) a corporation, contributions to which are deductible under Section 170(c) (2) of the Internal Revenue Code of 1954 or any other corresponding provision of any future United States Internal Revenue law.

ARTICLE V

The corporation shall have no capital stock and shall be composed of members, rather than shareholders. Membership shall be open to all persons interested in and in sympathy with the objectives of the corporation and who shall pay dues to it as

determined by the Board of Trustees. The College Hill neighborhood shall be the area located in Greensboro, Guilford County, North Carolina, and contained by the description contained in the Bylaws. The classes of members and the regulations, rights and privileges of each class of member shall be determined and fixed by the Bylaws.

ARTICLE VI

The governing body of this corporation shall be denominated as the Board of Trustees. The method of election of the Board of Trustees shall be determined by the Bylaws. The Board of Trustees shall have the authority to make, alter and amend the Bylaws of the corporation in any manner not inconsistent with these Articles of Incorporation.

ARTICLE VII

The corporation is not organized for pecuniary profit and shall have no capital stock. It shall not have the power to declare a dividend and no part of its net earnings shall enure to the benefit of any Trustee or individual.

ARTICLE VIII

The Trustees and members of the corporation shall not be personally liable for its corporate debts.

ARTICLE IX

In the event of dissolution, the residual assets of the corporation will be turned over to one or more organizations which themselves are exempt as organizations described in Sections 501(c) (3) and 170(c) (2) of the Internal Revenue Code of 1954 or corresponding sections of any prior or future Internal Revenue Code, or to the federal, state or local government for exclusive public purpose. This Article may not be amended or repealed.

ARTICLE X

The address of the initial principal and registered office of the corporation is Suite 710, Wachovia Building, Greensboro, Guilford County, North Carolina 27402; the name of the initial registered agent at such address is James W. Miles, Jr.

ARTICLE XI

There shall be three persons constituting the initial Board of Trustees, whose names and addresses are as follows:

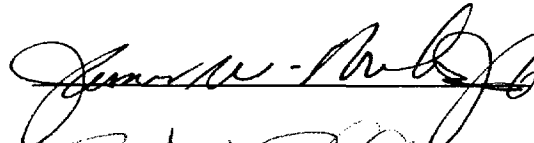
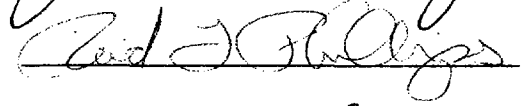
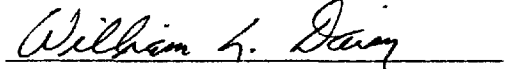
<u>Names</u>	<u>Addresses</u>
James W. Miles, Jr.	Suite 710, Wachovia Bldg. Greensboro, North Carolina
William L. Daisy	Suite 710, Wachovia Bldg. Greensboro, North Carolina
Reid L. Phillips	Suite 1400, Wachovia Bldg. Greensboro, North Carolina

ARTICLE XII

The names and addresses of the incorporators are as follows:

<u>Names</u>	<u>Addresses</u>
James W. Miles, Jr.	Suite 710, Wachovia Bldg. Greensboro, North Carolina
William L. Daisy	Suite 710, Wachovia Bldg. Greensboro, North Carolina
Reid L. Phillips	Suite 1400, Wachovia Bldg. Greensboro, North Carolina


IN WITNESS WHEREOF, we have hereto set out hands and seals, the 1st day of July, 1978.

 (SEAL)
 (SEAL)
 (SEAL)

NORTH CAROLINA
GUILFORD COUNTY

I, Lynn P. Cayton, Notary Public for said county and state, do hereby certify that JAMES W. MILES, JR. and WILLIAM L. DAISY personally appeared before me this day and acknowledged the execution for the foregoing Articles of Incorporation.

This the 7th day of July, 1978.


 Notary Public


My Commission Expires:

8-30-82

NORTH CAROLINA
GUILFORD COUNTY

I, Leborah J. Briffin, Notary Public for said county and state, do hereby certify that REID L. PHILLIPS personally appeared before me this day and acknowledged the execution for the foregoing Articles of Incorporation.

This the 7th day of July, 1978.


 Notary Public

My Commission Expires:

4-27-83