

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

CONTROL NUMBER: 0617626
EFFECTIVE DATE : 02/23/2006
COUNTY : GEORGIA
REFERENCE : 0012
PRINT DATE : 03/10/2006
FORM NUMBER : 311

J.V. DELL, JR.
1040 FOUNDER'S ROW, STE. B
GREENSBORO, GA 30642

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

THE PENINSULA ON LAKE OCONEE 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.

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

Cathy Cox
Secretary of State



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.georgiacorporations.org>

ENRICO M. ROBINSON
Director

SUSAN GOLDEN
Assistant Director

**TRANSMITTAL INFORMATION
GEORGIA PROFIT OR NONPROFIT CORPORATIONS**

DO NOT WRITE IN SHADED AREA - SOS USE ONLY

DOCKET #	PENDING #	CONTROL #
DOCKET CODE	DATE FILED	AMOUNT RECEIVED
TYPE CODE	EXAMINER	JURISDICTION (COUNTY) CODE

(Handwritten: PENDING # P737966)

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

1. 060310018

Corporate Name Reservation Number (if one has been obtained; if articles are being filed without prior reservation, leave this line blank)

The Peninsula On Lake Oconee Condominium Association, Inc.

Corporate Name (List exactly as it appears in articles)

2. J.V. Dell, Jr.

(706) 453-7139

Name of person filing articles (certificate will be mailed to this person, at address below)

Telephone Number

1040 Founder's Row, Suite B

Address

Greensboro

Georgia

30642

City

State

Zip Code

3.

Mail or deliver the following items to the Secretary of State, at the above address:

- 1) This transmittal form
- 2) Original and one copy of the Articles of Incorporation
- 3) Filing fee of \$100.00 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. (List of legal organs is posted at web site; or, the Clerk of Superior Court can advise you of the official organ in a particular county.)

Authorized signature of person filing documents

January 30, 2006

Date

Request certificates and obtain entity information via the Internet: <http://www.georgiacorporations.org>


CONSENT TO APPOINTMENT AS REGISTERED AGENT

TO: Honorable Cathy Cox
Secretary of State
Ex-Officio Corporation
Commissioner
State of Georgia

I, J.V. Dell, Jr., do hereby consent to serve as registered agent for the corporation "THE PENINSULA
ON LAKE OCONEE CONDOMINIUM ASSOCIATION, INC."

This 30th day of January, 2006.

J.V. Dell, Jr.



Address of Registered Agent:

1040 Founder's Row, Suite B
Greensboro, Georgia 30642

(SEAL)
2006 FEB 23 PM 4:09
SECRETARY OF STATE
CORPORATIONS DIVISION

STATE OF GEORGIA
ARTICLES OF INCORPORATION
OF
THE PENINSULA ON LAKE OCONEE
CONDOMINIUM ASSOCIATION, INC.

1.

The name of the corporation is "THE PENINSULA ON LAKE OCONEE CONDOMINIUM ASSOCIATION, INC." and is hereinafter referred to as the "Association".

2.

The Association is organized and is incorporated pursuant to the provisions of the Georgia Non-Profit Corporation Code.

3.

The Association shall have perpetual duration.

4.

The Association is not organized for and shall not be operated for, pecuniary gain or profit, and no part of the net earnings of the Association shall inure to the benefit of any unit owner, member, director, officer, or private individual (except that reasonable compensation may be paid for services rendered to or for the Association affecting one or more of the Association's purposes). The Association shall never engage in propaganda, shall never attempt to influence legislation, and shall never participate in any political campaign on behalf of any candidate for public office, nor shall any part of any property owned by the Association or any part of the income therefrom be devoted to such purposes.

The purposes for which the Association is organized are to maintain and administer THE PENINSULA ON LAKE OCONEE, a condominium development under the Georgia Condominium Act, Georgia Laws 1975, pages 609-671, as amended, (the "Condominium Act"), organized pursuant to the Declaration of Condominium of The Peninsula On Lake Oconee to be recorded in the deed records of Greene County, Georgia (the "Declaration"). In order to carry out such purpose, the Association shall have all the powers set forth in the Declaration, the Georgia Non-Profit Corporation Code, and in the Condominium Act as being exercisable by a corporation formed for the purpose of exercising the powers of an association of any condominium created pursuant to the Condominium Act.

5.

Each person owning a unit (as defined in the Declaration) in THE PENINSULA ON LAKE OCONEE, a condominium shall automatically be a member of the Association, which membership shall continue during the period of such ownership by such unit owner.

6.

The directors shall be elected in the manner set forth in the by-laws of the Association.

7.

The initial registered office of the Association shall be at 1040 Founder's Row, Suite B, Greensboro, Georgia 30642. The initial registered agent of the Association shall be J.V. Dell, Jr.

8.

The name and address of the incorporator is:

J.V. Dell, Jr.
1040 Founder's Row, Suite B
Greensboro, Georgia 30642

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation.

By:  (SEAL)
J.V. DELL, JR. Incorporator

J.V. Dell, Jr.
BLASINGAME, BURCH, GARRARD & ASHLEY, P.C.
1040 Founder's Row, Suite B
Greensboro, Georgia 30642
(706) 453-7139

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