

APR 22 2008

STATE OF SOUTH CAROLINA
SECRETARY OF STATE
NONPROFIT CORPORATION
ARTICLES OF INCORPORATION

HK P 66096274


SECRETARY OF STATE OF SOUTH CAROLINA

TYPE OR PRINT CLEARLY IN BLACK INK

Pursuant to Section 33-31-202 of the South Carolina Code of Laws, as amended, the undersigned corporation submits the following information:

1. The name of the nonprofit corporation is **The Maritime at Kiawah Condominium Association, Inc.**
2. The initial registered office of the nonprofit corporation is **106 Pitt Street, Mt. Pleasant, South Carolina 29464.**

The name of the registered agent of the nonprofit corporation at that office is

McAllister Development Company, Inc.

3. Check "a", "b", or "c" whichever is applicable. Check only one box:
 - a. The nonprofit corporation is a public benefit corporation.
 - b. The nonprofit corporation is a religious corporation.
 - c. The nonprofit corporation is a mutual benefit corporation.
4. Check "a" or "b", whichever is applicable:
 - a. This corporation will have members.
 - b. This corporation will not have members.
5. The address of the principal office of the nonprofit corporation is **106 Pitt Street, Mt. Pleasant, South Carolina 29464**
6. If this nonprofit corporation is either a public benefit or religious corporation (when box "a" or "b" of paragraph 3 is checked), complete either "a" or "b", whichever is applicable, to describe how the remaining assets of the corporation will be distributed upon dissolution of the corporation.
 - a. Upon dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future Federal tax code, or shall be distributed to the Federal government, or to a state or local government, for a public purpose. Any such asset not so disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.
 - b. Upon dissolution of the corporation, consistent with the law, the remaining assets of the corporation shall be distributed to

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MARITIME AT KIAWAH CONDOMINIUM ASSOCIATION, INC.
Filing Fee: \$25.00 ORIG
Mark Hammond
South Carolina Secretary of State

7. If the corporation is a mutual benefit corporation (when box "c" of paragraph 3 is checked), complete either "a" or "b", whichever is applicable, to describe how the (remaining) assets of the corporation will be distributed upon dissolution of the corporation.

a. Upon dissolution of the mutual benefit corporation, the (remaining) assets shall be distributed to its members, or if it has no members, to those persons to whom the corporation holds itself out as benefiting or serving.

b. Upon dissolution of the mutual benefit corporation, the (remaining) assets, consistent with the law, shall be distributed to

8. The optional provisions which the nonprofit corporation elects to include in the articles of incorporation are as follows (See 33-31-202(c) of the 1976 South Carolina Code of Laws, as amended, the applicable comments thereto, and the instructions to this form)

See Exhibit A

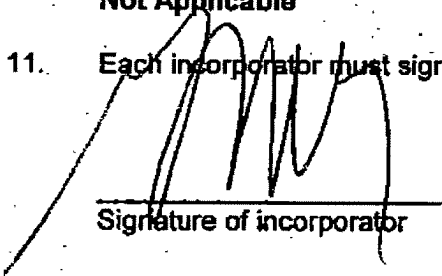
9. The name and address of each incorporator is as follows (only one is required)

**Geoffrey M. Smith, Esq.
Smith Cox & Associates, LLP
160 East Bay Street, Ste. 201
Charleston, SC 29401**

10. Each original director of the nonprofit corporation must sign the articles but only if the directors are named in these articles:

Not Applicable

11. Each incorporator must sign the articles.



Signature of incorporator

to Articles of Incorporation

for

The Maritime at Kiawah Condominium Association, Inc.

The optional provisions, which the nonprofit corporation elects to include in the articles of incorporation are as follows (See 33-31-202(c) of the 1976 South Carolina Code of Laws, as amended, the applicable comments thereto, and the instructions to this form).

- a. Words. Any capitalized words herein shall have the same meanings attributable to them in the Master Deed for **The Maritime at Kiawah Condominium Association, Inc.** recorded in the Office of the Register Mesne Conveyances for Charleston County, South Carolina (the "Master Deed").
- b. RIGHTS OF DECLARANT. THE DECLARANT, UNDER THE MASTER DEED, HAS EXTENSIVE CONTROL AND RIGHTS AND THE SPECIFICS AND DETAILS OF THE SAME ARE CLEARLY SET FORTH IN THE MASTER DEED.
- c. Purpose.
 - i. To be and constitute the Association to which reference is made in the Master Deed, to perform all obligations and duties of the Association, and to exercise all rights and powers of the Association, as specified in the Master Deed and the Bylaws and as provided by law; and
 - ii. To provide an entity for the furtherance of the interest of the Owners.
- d. Membership. Every Owner of a Unit is subject to the Master Deed and must be a member of the Association. The membership of each Co-Owner or Unit Owner shall be appurtenant to and may not be separated from ownership of a Unit and Ownership of a Unit shall be the sole qualification for such membership. In the event that fee title to a Unit is transferred or otherwise conveyed, the Membership in the Association, which is appurtenant thereto shall automatically pass to such transferee notwithstanding any failure of the transferor to endorse to his transferee any certificates or other evidences of such membership. Any person or entity who holds an interest in a Unit merely as security for the performance of an obligation shall not be a member of the Association.
- e. Directors. Initially, there shall be three (3) directors. The number of directors may be increased in accordance with the Bylaws. If a Unit Owner is not a natural person, then the Owner shall have the exclusive right and obligation to appoint a natural person to act on its behalf. Notwithstanding, so long as Declarant owns a Unit, it reserves the right to appoint all of the Directors.
- f. Ministerial Act. The organizer is signing these Articles for the sole purpose of performing the ministerial act of forming the Association and filing these Articles of Incorporation, and the Organizer is not a member of this nonprofit corporation.