

DEPARTMENT OF THE TREASURY
 Division of Revenue and Enterprise Services
 Business Support Services, Commercial Recording
 P.O. Box 308
 Trenton, NJ 08646
 Session Number: 2854697

Acknowledgement Printed: 11/25/2016

SHIP TO:

ARCHER & GREINER P.A.
 ONE CENTENNIAL SQ
 EAST EUCLID AVE
 HADDONFIELD, NJ 08033

Thank you for your recent work request. The following information summarizes all work requests processed and the associated fees.

If your work was rejected, it is imperative that you include this form or a copy when resubmitting corrected documents or if you are requesting a refund. This will assist us in verifying payment and the original date the work request was submitted. Call us at (609) 292-9292 if you have any questions regarding this notice.

1. Customer Number: 25442
 2. Account Number: 2560
 3. Session Number: 2854697 , Session Date: 11/23/2016
 4. User ID: 26
 5. Comments On Work Request:

6. Received Date: 11/23/2016
 7. Number of Rejected Jobs: 1

Method of Payment: Depository Account

Cust Acct No: 2560 Amount: \$- 95.00

Job 1 : Job Completion Status: S SUSPENDED (JOB)

Session Number: 2854697

Work Description: FORMNP CERT OF INC NON PROFIT AND AMENDMENT

Job Number: 5050908

Filing Number:

Processed Date: 25-NOV-16

Entity Name:

Comments On Job:

YOU NEED TO LIST AT LEAST THREE TRUSTEES FOR THE COMPANY.

Continued on next page ...

OFFICIAL RECEIPT *** THIS IS NOT A BILL ***

* Please retain a copy for your records to verify check and credit card billing.

Page 1 of 2

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FEE CODE	FEE DESCRIPTION	FEE	QTY	TOTAL
CPCHRG	FAX TRANSMITTAL PAGE CHARGE	1.00	5	\$0.00
CERTN2	CERTIFICATE OF INC NON PROFIT	75.00	1	\$0.00
EXPIN2	EXPEDITED INCREMENT	15.00	1	\$0.00
JOB TOTAL:				\$0.00

JOB REJECTION REASONS:
 008 SEE COMMENTS

11/25/2016

OFFICIAL RECEIPT *** THIS IS NOT A BILL ***

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CERTIFICATE OF INCORPORATION**OF****THE FAIRWAYS AT LAGUNA OAKS CONDOMINIUM ASSOCIATION, INC.**

TO: Department of Treasury
State of New Jersey

Pursuant to the provisions of Section 15A:2-8 of the New Jersey Nonprofit Corporation Act, the undersigned corporation executes and delivers for filing this Certificate of Incorporation.

**ARTICLE I
NAME AND ADDRESS**

Section 1. The name of this corporation shall be The Fairways at Laguna Oaks Condominium Association, Inc., hereinafter referred to as the Corporation, whose address shall be c/o INTEGRA Management Corp., 200 Valley Road, Suite 203, Mt. Arlington, New Jersey 07856.

Section 2. The address of the Corporation's registered office is Princeton South Corporate Center, Suite 160, 100 Charles Ewing Blvd., Ewing, N.J. 08628 and the name of the Corporation's Registered Agent at such address is Corporation Service Company.

**ARTICLE II
PURPOSE**

Section 1. The purpose for which the Corporation is organized is to own, maintain, manage, preserve, administer and operate any common and limited common elements on all or a portion of the lands in the Township of Middle, County of Cape May, New Jersey known as The Fairways at Laguna Oaks, a Condominium. In furtherance of and in addition to the foregoing purposes, the Corporation shall have unlimited power to engage in and to do any lawful act concerning any of all lawful business for which corporations may be incorporated under the New Jersey Nonprofit Corporation Act.

**ARTICLE III
MEMBERSHIP**

Section 1. The Corporation shall have members, the rights and benefits of which are as set forth in the By-Laws.

**ARTICLE IV
DIRECTORS AND OFFICERS**

Section 1. The affairs of the Corporation shall be managed by a Board of Directors, which shall initially consist of three (3) Directors. The exact number of Directors shall be the number from time to time fixed by a resolution of a majority of the Board. The method of election shall be as set forth in the By-Laws.

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Section 2. The number of Directors constituting the current Board is three (3), and the names and addresses of the persons who are currently serving as such Directors are listed on Exhibit A hereto.

Section 3. The Corporation shall have such officers, who shall be appointed by the Board of Directors in such manner, as is set forth in the Corporation's By-Laws.

ARTICLE V LIMITATION ON ACTIVITIES

Section 1. No part of the net earnings of the Corporation shall inure to the benefit of, or be distributed to its members, trustees, officers, directors or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for the services rendered.

ARTICLE VI DURATION AND DISSOLUTION

Section 1. The duration of the Corporation shall be perpetual.

Section 2. Upon dissolution of the Corporation, the distribution of the assets of the Corporation shall be as set forth in the By-Laws of the Corporation.

ARTICLE VII LIMITATION OF LIABILITY

Section 1. To the fullest extent that the laws of the State of New Jersey, as they exist or may hereafter be amended, permit the limitation or elimination of the liability of trustees and officers, a trustee or officer of the Corporation shall not be personally liable to the Corporation for damages for breach of any duty owed to the Corporation, except for breaches of duty based upon an act or omission (i) in breach of such person's duty of loyalty to the Corporation, (ii) not in good faith or involving a knowing violation of a law, or (iii) resulting in receipt by such person of an improper personal benefit. Any repeal or modification of this Article shall not adversely affect any right or protection of such person existing at the time of such repeal or modification.

**ARTICLE VIII
INCORPORATORS**


Section 1. The name and address of the incorporator is as follows:

Name

Address

Brian M. McGovern, Esquire c/o Archer & Greiner, P.C.
One Centennial Square
Haddonfield, New Jersey 08033

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Incorporation this 22nd day of November, 2016.



Brian M. McGovern

EXHIBIT A

Initial Board of Directors

<u>Name</u>	<u>Address</u>
Fred Langford	212 Crest Road Cape May, New Jersey 08210
Mark Langford	20 Springers Mill Road Cape May Court House, NJ 08210
Gustav Langford	210 3rd Avenue Cape May Court House, NJ 08210