

## The State of South Carolina

EXECUTIVE DEPARTMENT

22, 716  
CERTIFICATE OF INCORPORATION  
BY THE SECRETARY OF STATE

WHEREAS, Thomas B. McTeer, 2148 Shady Lane, Columbia, SC 29206  
Brenda H. Mills, Route 4, Box 113, Chapin, SC 29036

two or more of the officers or agents appointed to supervise or manage the affairs of  
THE LAUREATE PHASE II & III HOMEOWNERS ASSOCIATION

which has been duly and regularly organized, did on the 24th day of  
March, A. D. 19 87, file with Secretary of State a written declaration setting forth:

That, at a meeting of the aforesaid organization held pursuant to the by-laws or regulations of the said organization, they were authorized and directed to apply for incorporation.

That, the said organization holds, or desires to hold property in common for Religious, Educational, Social, Fraternal, Charitable or other eleemosynary purpose, or any two or more of said purposes, and is not organized for the purpose of profit or gain to the members, otherwise than is above stated, nor for the insurance of life, health, accident or property; and that three days' notice in the \_\_\_\_\_ The State \_\_\_\_\_, a newspaper published in the \_\_\_\_\_ County of \_\_\_\_\_ Richland \_\_\_\_\_, has been given that the aforesaid Declaration would be filed.

AND WHEREAS, Said Declarants and Petitioners further declared and affirmed:

FIRST: Their names and residences are as above given.

SECOND: The name of the proposed Corporation is THE LAUREATE PHASE II & III HOMEOWNERS ASSOCIATION

THIRD: The place at which it proposes to have its headquarters or be located is Suite 819, NCNB Tower  
Columbia, SC

FOURTH: The purpose of the said proposed Corporation is

FIFTH: The names and residences of all Managers, Trustees, Directors or other officers are as follows:

Thomas B. McTeer, Jr.	2148 Shady Lane, Columbia, SC	President
Branda H. Mills	Rt. 4, Box 113, Chapin, SC	Secretary
Porter O. Kinard	824 Abelia Road, Columbia, SC	Vice President
May L. Ramsey	4207 Trenholm Rd., Columbia, SC	Treasurer

SIXTH: That they desire to be incorporated: in perpetuity



100  
REGISTER OF DEEDS, CONVEYANCES  
CLARA L. RABLETT  
1987 MAR 26 PM 2:56



EXHIBIT "A"

THE PURPOSES OF THE PROPOSED CORPORATION ARE AS FOLLOWS:

(1) to promote the health, safety and welfare of the residents within the property described hereinafter and any additions thereto as may hereinafter be brought within the jurisdiction of the Association and in so doing, to provide for the maintenance, preservation and architectural control of the lots and common area within the following described property:

(See Exhibit "B" attached hereto and incorporated herein by reference.)

(2) to exercise the powers and privileges and to perform the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and to be recorded in the RMC Office for Richland County, South Carolina, and as the same may be amended from time to time as therein provided.

(3) to have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of South Carolina by law now has or exercises, or may hereafter have or exercise.



## EXHIBIT "B"

All those certain pieces, parcels or tracts of land, together with any improvements thereon, situate, lying and being in the City of Forest Acres, Richland County, South Carolina, and being more fully shown and delineated as Phase II, Block "A", Block "B" and Block "C", and Phase III, Block "A", Barton Bend Lane, Kings Mill Road, and General Common Area (Recreation Area), on a plat prepared by Site Consultants, Inc. dated \_\_\_\_\_, 1987, and recorded in the RMC Office for Richland County in Plat Book \_\_\_\_\_ at page \_\_\_\_; said property having the following courses, metes, measurements and boundaries as shown on the aforesaid plat, to wit:

PHASE II, BLOCK "A"  
(Lots 1 - 9)

Beginning at an iron located at the southeasternmost corner of the subject property, said iron being located at the intersection of the northern boundary of the right-of-way for Laureate Drive and the northwestern boundary of the right-of-way for Laureate Drive; thence from said point of beginning along the northern boundary of the right-of-way for Laureate Drive N 74° 35' 48" W for a distance of 115.99 feet to an iron; thence turning and continuing along said right-of-way to an iron in a curve extending in a generally northwesterly direction, said curve having a chord bearing of N 78° 46' 19" W and a chord distance of 21.15 feet; thence turning and continuing along said right-of-way to an iron in a curve extending in a generally northwesterly direction, said curve having a chord bearing of N 89° 40' 08" W and a chord distance of 34.00 feet; thence turning and continuing along said right-of-way to an iron in a curve extending in a generally southwesterly direction, said curve having a chord bearing of S 76° 53' 38" W and a chord distance of 33.97 feet; thence turning and continuing along said right-of-way to an iron in a curve extending in a generally southwesterly direction, said curve having a chord bearing of S 59° 22' 09" W and a chord distance of 54.48 feet; thence turning and continuing along said right-of-way to an iron in a curve extending in a generally southwesterly direction, said curve having a chord bearing of S 42° 22' 51" W and a chord distance of 31.27 feet; thence turning and running along property shown on the aforesaid plat as The Laureate Phase I N 89° 46' 44" W for a distance of 112.55 feet to an iron; thence turning and continuing along said property N 73° 17' 58" W for a distance of 96.00 feet to an iron; said iron being located on the southeastern boundary of the right-of-way for Barton Bend Lane; thence turning and running along said right-of-way N 16° 42' 02" E for a distance of 119.68 feet to an iron, said iron being located at the intersection of the southeastern boundary of the right-of-way for Barton Bend Lane and the southwestern boundary of the right-of-way for Kings Mill Road; thence turning and running along the southwestern boundary of the right-of-way for Kings Mill Road in a curve extending in a generally northeasterly direction to an iron, said



curve having a chord bearing of N 82° 38' 05" E and a chord distance of 19.17 feet; thence turning and continuing along said right-of-way to an iron in a curve extending in a generally southeasterly direction, said curve having a chord bearing of S 79° 39' 33" E and a chord distance of 36.00 feet; thence turning and continuing along said right-of-way to an iron in a curve extending in a generally northeasterly direction, said curve having a chord bearing of N 86° 01' 20" E and a chord distance of 45.00 feet; thence turning and continuing along said right-of-way to an iron in a curve extending in a generally northeasterly direction, said curve having a chord bearing of N 73° 22' 54" E and a chord distance of 26.53 feet; thence turning and continuing along said right-of-way N 68° 42' 02" E for a distance of 69.81 feet to an iron; thence turning and continuing along said right-of-way to an iron in a curve extending in a generally northeasterly direction, said curve having a chord bearing of N 76° 56' 59" E and a chord distance of 39.46 feet; thence turning and continuing along said right-of-way to an iron in a curve extending in a generally southeasterly direction, said curve having a chord bearing of S 86° 33' 03" E for a distance of 39.46 feet; thence turning and continuing along said right-of-way S 75° 48' 01" E for a distance of 12.00 feet to an iron; thence turning and continuing along said right-of-way S 73° 17' 58" E for a distance of 195.79 feet to an iron, said iron being located at the intersection of the southwestern boundary of the right-of-way for Kings Mill Road and the northwestern boundary of the right-of-way for Laureate Drive; thence turning and running in a curve extending in a generally southeasterly direction to an iron, said curve having a chord bearing of S 44° 08' 08" E and a chord distance of 22.90 feet; thence turning and running along the northwestern boundary of the right-of-way for Laureate Drive S 16° 42' 02" W for a distance of 80.48 feet to an iron, said iron being located at the intersection of the northwestern boundary of the right-of-way for Laureate Drive and the northern boundary of the right-of-way for Laureate Drive; thence turning and running in a curve extending in a generally southwesterly direction to a iron, said curve having a chord bearing of S 76° 53' 18" W and a chord distance of 22.44 feet, this being the point of beginning.

PHASE II, BLOCK "B"  
(Lots 1 - 18)

Beginning at an iron located at the southeasternmost corner of the subject property, said iron being located at the intersection of the northern boundary of the right-of-way for Kings Mill Road and the northwestern boundary of the right-of-way for Laureate Drive; thence turning and running along the northern boundary of the right-of-way for Kings Mill Road N 73° 17' 58" W for a distance of 195.79 feet to an iron; thence turning and continuing along said right-of-way to an iron in a curve extending in a generally northwesterly direction, said curve having a chord bearing of N 79° 57' 57" W and a chord distance of 37.73 feet;



thence turning and continuing along said right-of-way to an iron in a curve extending in a generally southwesterly direction, said curve having a chord bearing of S 85° 24' 33" W and a chord distance of 45.00 feet; thence turning and continuing along said right-of-way S 73° 04' 30" W for a distance of 24.79 feet to an iron; thence turning and continuing along said right-of-way S 68° 42' 02" W for a distance of 69.81 feet to an iron; thence turning and continuing along said right-of-way S 69° 47' 43" W for a distance of 5.26 feet to an iron; thence turning and continuing along said right-of-way in a curve extending in a generally southwesterly direction to an iron; said curve having a chord bearing of S 79° 50' 35" W and a chord distance of 42.79 feet; thence turning and continuing along said right-of-way in a curve extending in a generally northwesterly direction to an iron; said curve having a chord bearing of N 82° 15' 07" W and a chord distance of 42.79 feet; thence turning and continuing along said right-of-way in a curve extending in a generally northwesterly direction to an iron, said curve having a chord bearing of N 49° 14' 01" W and a chord distance of 19.17 feet, said iron being located at the intersection of the northern boundary of the right-of-way for Kings Mill Road and the southeastern boundary of the right-of-way for Barton Bend Lane; thence turning and running along the southeastern boundary of the right-of-way for Barton Bend Lane N 16° 42' 02" E for a distance of 223.09 feet to an iron; thence turning and continuing along said right-of-way in a curve extending in a generally northeasterly direction to an iron; said curve having a chord bearing of N 55° 27' 24" E and a chord distance of 33.60 feet; thence turning and continuing along said right-of-way in a curve having a generally northeasterly direction to an iron; said curve having a chord bearing of N 84° 17' 12" E and a chord distance of 33.60 feet; thence turning and continuing along said right-of-way S 81° 17' 58" E for a distance of 132.98 feet to an iron; thence turning and continuing along said right-of-way to an iron in a curve extending in a generally southeasterly direction, said curve having a chord bearing of S 79° 41' 45" E and a chord distance of 29.52 feet; thence turning and continuing along said right-of-way in a curve extending in a generally southeasterly direction to an iron, said curve having a chord bearing of S 75° 41' 45" E and a chord distance of 44.11 feet; thence turning and continuing along said right-of-way S 73° 17' 58" E for a distance of 195.79 feet to an iron, said iron being located at the intersection of the southwestern boundary of the right-of-way for Barton Bend Lane and the northwestern boundary of the right-of-way for Coventry Lane; thence turning and running in a curve extending in a generally southeasterly direction to an iron, said curve having a chord bearing of S 44° 08' 08" E and a chord distance of 22.90 feet, said iron being located on the northwestern boundary of the right-of-way for Laureate Drive; thence turning and running along said right-of-way S 16° 42' 02" W for a distance of 164.68 feet to an iron, said iron being located at the intersection of the northwestern boundary of the right-of-way for Laureate Drive and the northern boundary of



the right-of-way for Kings Mill Road; thence turning and running in a curve extending in a generally southwesterly direction to an iron, said curve having a chord bearing of S 77° 32' 13" W and a chord distance of 22.90 feet, this being the point of beginning.

PHASE II, BLOCK "C"  
(Lots 1 - 9)

Beginning at an iron located at the southeasternmost corner of the subject property, said iron being located at the intersection of the northern boundary of the right-of-way for Barton Bend Lane and the southeastern boundary of the right-of-way for Laureate Drive; thence turning and running along the northeastern boundary of the right-of-way for Barton Bend Lane N 73° 17' 58" W for a distance of 195.79 feet to an iron; thence turning and continuing along said right-of-way to an iron in a curve extending in a generally northwesterly direction, said curve having a chord bearing of N 75° 41' 45" W and a chord distance of 46.20 feet; thence turning and continuing along said right-of-way to an iron in a curve extending in a generally northwesterly direction, said curve having a chord bearing of N 79° 41' 45" W for a distance of 30.92 feet to an iron; thence turning and continuing along said right-of-way N 81° 17' 58" W for a distance of 132.9 feet to an iron; thence turning and continuing along said right-of-way to an iron in a curve extending in a generally northwesterly direction, said curve having a chord bearing of N 89° 43' 04" W and a chord distance of 27.08 feet; thence turning and continuing along said right-of-way to an iron in a curve extending in a generally southwesterly direction, said curve having a chord bearing of S 76° 09' 42" W and a chord distance of 18.38 feet; thence turning and running along property shown on the aforesaid plat as General Common Area (Recreation Area) N 08° 42' 02" E for a distance of 104.51 feet to an iron; thence turning and running along property shown on the aforesaid plat as N/F Thomas B. McTeer, Jr. S 81° 17' 58" E for a distance of 221.92 feet to an iron; thence turning and continuing along said property S 73° 17' 58" E for a distance of 256.96 feet to an iron; thence turning and running to an iron in a curve extending in a generally southeasterly direction, said curve having a chord bearing of S 01° 44' 04" E and a chord distance of 12.65, said iron being located on the northwestern boundary of the right-of-way for Laureate Drive; thence turning and running along said right-of-way S 16° 42' 02" W for a distance of 70.34 feet to an iron, said iron being located at the intersection of the northwestern boundary of the right-of-way for Laureate Drive and the northeastern boundary of the right-of-way for Barton Bend Lane; thence turning and running in a curve extending in a generally southwesterly direction to an iron, said curve having a chord bearing of S 77° 32' 13" W and a chord distance of 22.90 feet, this being the point of beginning.



## PHASE III

## BLOCK "A"

Beginning at an iron located at the southernmost corner of the subject property, said iron being located where the subject property corners with property shown on the aforesaid plat as N/F Bundrick and The Laureate Phase I approximately 149.00 feet southwest, as measured on a line having a bearing S 16° 42' 02" W, from the cul-de-sac for Barton Bend Lane, thence from said point of beginning along property shown on the aforesaid plat as N/F Bundrick N 73° 10' 30" W for a distance of 199.75 feet; thence turning and running along property shown on the aforesaid plat as N/F Rutland Oak Subdivision N 16° 44' 00" E for a distance of 181.00 feet to an iron; thence turning and continuing along said property N 16° 55' 10" E for a distance of 90.05 feet to an iron; thence turning and continuing along said property N 16° 57' 50" E for a distance of 3.00 feet to an iron; thence continuing along said property N 16° 57' 50" E for a distance of 87.00 feet to an iron; thence continuing along said property N 16° 57' 15" E for a distance of 3.00 feet to an iron; thence continuing along said property N 16° 57' 15" E for a distance of 90.00 feet to an iron, thence continuing along said property N 16° 57' 15" E for a distance of 18.60 feet to an iron; thence turning and continuing along said property N 17° 07' 30" E for a distance of 71.40 feet to an iron; thence continuing along said property N 17° 07' 30" E for a distance of 90.00 feet to an iron; thence running along property shown on the aforesaid plat as N/F Annette Corontzes N 17° 07' 30" E for a distance of 75.70 feet to an iron; thence turning and continuing along said property N 17° 58' 15" E for a distance of 14.30 feet to an iron; thence turning and running along property shown on the aforesaid plat as General Common Area (Recreation Area) S 73° 17' 58" E for a distance of 184.17 feet to an iron; thence turning and continuing along said property S 08° 42' 02" W for a distance of 71.46 feet to an iron, said iron being located on the northern boundary of the right-of-way for Barton Bend Lane; thence turning and running along said right-of-way in a curve extending in a generally southwesterly direction to an iron, said curve having a chord bearing of S 55° 29' 31" W and a chord distance of 24.68 feet; thence turning and continuing along said right-of-way in a curve extending in a generally southwesterly direction to an iron, said curve having a chord bearing of S 32° 15' 47" W and a chord distance of 49.63 feet; thence turning and continuing along said right-of-way S 16° 42' 02" W for a distance of 328.81 feet to an iron; thence turning and continuing along said right-of-way in a curve extending in a generally southwesterly direction to an iron, said curve having a chord bearing of S 28° 12' 40" W and a chord distance of 37.57 feet; thence turning and continuing along said right-of-way in a curve extending in a generally southwesterly direction to an iron, said curve having a chord bearing of S 51°



13' 56" W and a chord distance of 37.57 feet; thence turning and continuing along said right-of-way S 62° 44' 34" W for a distance of 18.23 feet to an iron; thence turning and continuing along said right-of-way in a curve extending in a generally southwesterly direction to an iron, said curve having a chord bearing of S 37° 35' 41" W and a chord distance of 33.57 feet; thence turning and continuing along said right-of-way in a curve extending in a generally southeasterly direction to an iron, said curve having a chord bearing of S 12° 42' 05" E and a chord distance of 33.57 feet; thence turning and continuing along said right-of-way in a curve extending in a generally southeasterly direction to an iron, said curve having a chord bearing of S 58° 45' 28" E and a chord distance of 28.19 feet; thence turning and continuing along said right-of-way in a curve extending in a generally northeasterly direction to an iron, said curve having a chord bearing of N 79° 25' 32" E and a chord distance of 28.19 feet; thence turning and continuing along said right-of-way in a curve extending in a generally northeasterly direction to an iron; said curve having a chord bearing of N 37° 36' 32" E and a chord distance of 28.19 feet; thence turning and continuing along said right-of-way S 73° 17' 58" E for a distance of 6.0 feet; thence turning and running along property shown on the aforesaid plat as The Laureate Phase I S 16° 42' 02" W for a distance of 149.00 feet to an iron, this being the point of beginning.

#### BARTON BEND LANE AND KINGS MILL ROAD

ALL those certain streets shown on the aforesaid plat as Kings Mill Road and Barton Bend Lane, containing 1.033 acres, more or less, and having the courses, metes, measurements and boundaries as shown on the aforesaid plat.

#### GENERAL COMMON AREA (Recreation Area)

BEGINNING at an iron located at the southeasternmost corner of the subject property, said iron being located on the northern boundary of the right-of-way for Barton Bend Lane; thence turning and running along said right-of-way in a curve extending in a generally southwesterly direction to an iron, said curve having a chord bearing of S 66° 48' 30" W and a chord distance of 11.78 feet; thence turning and running along property shown on the aforesaid plat as Lot 8 N 08° 42' 02" E for a distance of 71.46 feet; thence turning and continuing along said property N 73° 17' 58" W for a distance of 184.17 feet to an iron; thence turning and running along property shown on the aforesaid plat as N/F Sauls N 17° 58' 15" E for a distance of 3.30 feet to an iron; thence turning and continuing along said property N 18° 10' 45" E for a distance of 82.20 feet to an iron; thence turning and continuing along said property N 18° 22' 20" E for a distance of 74.19 feet to an iron; thence turning and continuing along said property N 17° 23' 45" E for a distance of 77.54 feet to an iron;



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thence turning and running along property shown on the aforesaid plat as N/F Thomas B. McTeer, Jr., (reserved for future development) S 45° 27' 05" E for a distance of 55.65 feet to an iron; thence turning and continuing along said property S 68° 17' 53" E for a distance of 103.50 feet to an iron; thence turning and continuing along said property S 16° 42' 02" W for a distance of 161.86 feet to an iron; thence turning and continuing along said property S 73° 17' 58" E for a distance of 31.00 feet to an iron; thence turning and running along property shown on the aforesaid plat as Lot 9 N 08° 42' 02" E for a distance of 104.51 feet to an iron, this being the point of beginning.