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Exhibit D

Articles of Incorporation of the Landings at Sugar Creek Owners Association



NORTH CAROLINA

Department of The Secretary of State

To all whom these presents shall come, Greetings:

I, **ELAINE F. MARSHALL**, Secretary of State of the State of North Carolina, do hereby certify the following and hereto attached to be a true copy of

ARTICLES OF INCORPORATION

OF

THE LANDINGS AT SUGAR CREEK OWNERS ASSOCIATION, INC.

the original of which was filed in this office on the 20th day of June, 2007.



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IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 20th day of June, 2007

Elaine F. Marshall
Secretary of State



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 Elaine F. Marshall
 North Carolina Secretary of State
 C200714500174

*Articles of Incorporation
 of
 The Landings at Sugar Creek Owners Association, Inc.
 A North Carolina Nonprofit Corporation*

The undersigned, being of the age of eighteen (18) or more, does hereby make and acknowledge these articles of incorporation for the purpose of forming a nonprofit corporation under and by virtue of the laws of the State of North Carolina:

- Name** The name of the Corporation is **The Landings at Sugar Creek Owners Association, Inc.**
- Initial Registered Agent** The initial registered agent is Michael C. Casey, Esq.
- Registered Office** The mailing address of the registered office of the corporation is Post Office Box 28, Nags Head, Dare County, North Carolina 27959.
- The physical address of the registered office of the corporation is 110 W. Gray Eagle Drive, Suite 101, Nags Head, Dare County, North Carolina 27959.
- Principal Office** The physical and mailing address of the Principal Office of the corporation is 1 Sailfish Drive, Manteo, Dare County, NC 27954.
- Duration** The duration is perpetual.
- Purpose** The purposes for which this corporation is organized are:
- (A) To maintain and administer the common properties and facilities of The Landings at Sugar Creek Condominium, Dare County, North Carolina.
 - (B) To administer and enforce the Declaration, covenants and restrictions and to collect and disburse the assessments and charges of said project as same relates to the common properties of the project.
 - (C) To conduct such services, duties and functions strictly on a nonprofit bases for the mutual benefit of all owners of units in The Landings at Sugar Creek Condominium.
- Members** The members of the corporation shall be the record owners of the units and common elements within The Landings at Sugar Creek Condominium.



The corporation shall have only one class of members, the rights of which shall be designated in the bylaws of this corporation.

Directors The directors of the corporation shall be elected by the members in the manner provided by the bylaws.

Distribution Upon Dissolution Upon dissolution of the corporation, all liabilities and obligations of the corporation shall be paid and discharged, or adequate provisions be made therefor, and the remainder of the corporation's assets shall be distributed among the members according to their respective interests in the corporation.

Incorporator The name and address of the sole incorporator is Michael C. Casey, Post Office Box 28, Nags Head, North Carolina, 27959.

Date of Effect These articles will be effective upon filing.

This, the 14th day of June, 2007.

Michael C. Casey
Sole Incorporator