

EXHIBIT "C"
CERTIFICATE OF INCORPORATION

FOR
THE TOWERS OF VALLEY RUN

Document Disclaimer

1. This electronic version of the "Certificate of Incorporation" was created April 2010 and represents in its whole a copy of the original "Certificate of Incorporation" on file in the Recorder of Deeds office. If there is any item that conflicts or differs with the original version on file in the Recorder of Deeds office, the copy filed with the Recorder of Deeds office shall take precedence.
2. Created in MS Word format for ease of editing and searching.
3. Extra spaces were added where necessary for ease of reading or interpretation.
4. The font size was adjusted to keep the subject content within the same page as the originally prepared document.
5. Page numbers were retained and applied as in the original document.
6. The New Castle County Recorder of Deeds section and page markings were applied to the header of each page.
7. The last page (page 3) is an exact scan of the signed and sealed filed original. It is non editable.

Prepared for the Unit Owners and Council of THE TOWERS OF VALLEY RUN.

Colin P. Heffley
Unit 601

EXHIBIT "C"

CERTIFICATE OF INCORPORATION

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OFTHE TOWERS OF VALLEY RUN, INC.

FIRST: The name of the corporation is THE TOWERS OF VALLEY RUN, INC.

SECOND: The corporation's registered office shall be located at The Towers of Valley Run, Valley Run Drive, Brandywine Hundred, Wilmington, New Castle County, Delaware 19810. Its mailing address shall be 27106 Valley Run Drive, Brandywine Hundred, Wilmington, New Castle County, Delaware 19810. The corporation itself shall serve as the registered agent at the above office and mailing address.

THIRD: The purpose of this corporation shall be to serve as a vehicle for the organization and functions of owners of units in The Towers of Valley Run, a condominium apartment building located at 27106 Valley Run Drive, New Castle County, Delaware, in managing and operating said condominium project.

FOURTH: The corporation is not organized for profit and shall not have the authority to issue capital stock. Membership in the corporation shall automatically be extended to owners of units in the said condominium project and shall automatically be withdrawn from members in the corporation who cease to be owners.

FIFTH: The name and address of the incorporator is Mike Walker, 2001 Bryan Tower, Suite 3600, Dallas, Texas 75201.

SIXTH: The powers of the incorporator shall terminate upon the filing of this Certificate of Incorporation. The names and mailing addresses of the persons who are to serve as directors until the first annual meeting of the members, or until their successors are elected and qualified, are as follows:

John J. Quinn, Jr.
2603 West Robino Drive
Wilmington, Delaware 19808

Trudy Sheldon
203 South Cleveland Avenue
Wilmington, Delaware 19805

Les Young
2228 Old Orchard Road
Wilmington, Delaware 19810

SEVENTH: The business and affairs of the corporation shall be managed and conducted by a council elected by unit owners in the condominium project pursuant to a Code of Regulations, as amended from time to time, filed in the Office of the Recorder of Deeds in and for New Castle County, Delaware, under the Delaware Unit Property Act. Persons elected to serve on the council shall automatically be deemed directors of the corporation. The said Code of Regulations shall serve as by-laws for the corporation. No action shall be undertaken by the corporation except pursuant to the Declaration, Code of Regulations and Rules of Conduct for the said condominium project. Meetings of unit owners and the actions of the council shall be deemed at one and the same time meetings of the members of this corporation and the actions of its directors.

EIGHTH: Each member at every meeting of the corporation shall be entitled to vote in accordance with his percentage of ownership in condominium common elements, as more particularly set forth and explained in the Declaration and Code of Regulations for the condominium project.

NINTH: This Certificate of Incorporation shall not be amended, altered, changed or repealed except by vote of the members in accordance with the same restrictions as would apply to amendment of the Declaration for the condominium project.

I, THE UNDERSIGNED, incorporator named herein, for the purpose of forming a corporation to do business within and without the State of Delaware and in pursuance of and under the laws of the State of Delaware, do make and file this Certificate of Incorporation, hereby declaring and certifying that the facts

herein stated are true, and, accordingly, I have hereunto set my hand and seal this 22nd day of April, 1980.

IN THE PRESENCE OF:

Rob Beuttas
Sheri Starbuck
Asst. Secretary

Mike Walker [SEAL]
MIKE WALKER

STATE OF TEXAS §
§ SS:
COUNTY OF DALLAS §

BE IT REMEMBERED, that on this 22nd day of April, 1980, personally came before me, the subscriber, a Notary Public for the State and County aforesaid, MIKE WALKER, party to the foregoing Certificate of Incorporation, known to me personally to be such, and acknowledged the said Certificate to be his act and deed and that the facts therein stated are truly set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, the day and year first above written.

Mike Walker
Notary Public in and for
Dallas County, Texas

[SEAL]
My Commission Expires:
5-24-82

REC'D FOR RECORD APR 24 1980 LEO J. DUGAN, Jr. Recorder