

ARTICLES OF INCORPORATION

ARTICLES OF INCORPORATION
OF
SPRING ARBOR CONDOMINIUM ASSOCIATION, INC.

RECEIVED & FILED
8:00
AUG 20 9 56 AM '96

The undersigned incorporator, Henry M. Potter, has executed these Articles of Incorporation for the purpose of forming a non-stock, non-profit corporation under the laws of the Commonwealth of Kentucky in accordance with the following provisions.

JOHN W. BROWN III
CLERK OF STATE
COMMONWEALTH OF KENTUCKY

Article 1
Name

The name of the corporation is SPRING ARBOR CONDOMINIUM ASSOCIATION, INC. (the "Corporation").

Article 2
Purposes

The general purpose of the Corporation is to be the Council of Co-Owners (hereinafter known as the "Association"), as defined in the Kentucky Horizontal Property Law, KRS 381.805 to 381.910, as amended, for the operation and administration of Spring Arbor Condominiums, a condominium project established In Jefferson County, Kentucky, pursuant to the provisions of the Kentucky Horizontal Property Law.

Article 3
Powers

The Corporation shall have all powers conferred upon a non-stock, non-profit corporation organized under the provisions of Chapter 273 of the Kentucky Revised Statutes, as amended; all powers conferred upon a council of co-owners under the provisions of the Kentucky Horizontal Property Law; all powers conferred upon the Corporation in the Master Deed and Declaration of Condominium Property Regime (hereinafter the "Master Deed") for Spring Arbor Condominiums, and any amendments thereto recorded in the Office of the Clerk of Jefferson County, Kentucky; and all the powers necessary, proper, convenient or desirable in order to fulfill and further the purposes of the Corporation.

Article 4
Duration

The duration of the Corporation shall be perpetual or until terminated according to law.

Article 5

Principal Office, Registered Office and Registered Agent

The principal office and registered office of the Corporation in the Commonwealth of Kentucky is 800 Meidinger Tower, 462 South Fourth Avenue, Louisville, Kentucky 40202. The resident agent of the corporation in the Commonwealth of Kentucky is Henry M. Potter, 800 Meidinger Tower, 462 South Fourth Avenue, Louisville, Kentucky 40202.

Article 6

Members

All persons who are owners of Units in Spring Arbor Condominiums shall be members of the Corporation, and membership in the Corporation shall be limited to such owners. Membership in the Corporation shall terminate when a person is no longer the owner of a Unit. Subject to the foregoing, admission to and termination of membership and the voting rights of members shall be more particularly governed by the Master Deed and the Bylaws of the Corporation.

Article 7

Incorporator

The incorporator of the Corporation is Henry M. Potter, 800 Meidinger Tower, 462 South Fourth Avenue, Louisville, Kentucky 40202.

Article 8

Directors

The affairs of the Corporation are to be conducted by a Board of Directors of not less than three nor more than seven persons, the number to be set by the members in the manner provided in the Bylaws of the Corporation. The initial Board of Directors of the Corporation shall consist of three persons who shall serve until their successors are duly elected and qualified in the manner provided in the Bylaws of the Corporation. The names of the initial directors are: Henry M. Potter, Teresa Veal, and Melinda Garther; and their address is 800 Meidinger Tower, 462 South Fourth Avenue, Louisville, Kentucky 40202.

Article 9

Bylaws

The initial Bylaws of the Corporation shall be adopted by the initial Board of Directors of the Corporation and may be added to, amended by or repealed by a majority of

the members in the manner provided in the Bylaws of the Corporation.

Signed and acknowledged by the incorporator, Henry M. Potter, at Louisville, Kentucky, on the 16 day of August 1996.

Henry M. Potter
Henry M. Potter, Incorporator

COMMONWEALTH OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

Acknowledged, subscribed and sworn to before me by Henry M. Potter, as incorporator of Spring Arbor Condominium Association, Inc., a Kentucky non-stock, non-profit corporation, on the 16 day of August, 1996.



Barbara H. Shelton
NOTARY PUBLIC

Commission Expires: May 19, 1999

This Instrument was prepared by:

Timothy W. Martin
Brown, Todd & Heyburn, PLLC
3200 Providian Center
Louisville, Kentucky 40202-3363

Timothy W Martin

111051

04050.070066
F:\USERS\022\SPRINGAR\SPRINGAR.ART
lw 5/23/96 5:18PM

Document No: 1996111051
Lodged By: BROWN TODD HEYBURN
Recorded On: Aug 22, 1996 09:06:11 A.M.
Total Fees: \$9.00
County Clerk: Rebecca Jackson
Deputy Clerk: CARRIED

END OF DOCUMENT

8