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INST # 2020152834

BATCH # 241924

JEFFERSON CO, KY FEE \$46.00

PRESENTED ON: 08-05-2020 0 08:12:45 AM

LODGED BY: S&B TITLE

RECORDED: 08-05-2020 08:12:45 AM

BOBBIE HOLSCLAW

CLERK

BY: RAY BENSON

LEGAL RECORDS

BK: C 770

PG: 649-651

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ADD

Michael G. Adams
Kentucky Secretary of State
Received and Filed:
7/30/2020 8:27 AM
Fee Receipt: \$8.00

**ARTICLES OF INCORPORATION
OF
HIGHLAND PRESERVE COMMUNITY ASSOCIATION, INC.**

The undersigned incorporator, David B. Buechler, hereby adopts the following Articles of Incorporation in accordance with the provisions of Chapter 273 of the Kentucky Revised Statutes.

ARTICLE I

The name of the non-profit, non-stock corporation is **Highland Preserve Community Association, Inc.** and the mailing address of the principal office is 2806 Newburg Road, Louisville, Kentucky 40205.

ARTICLE II

The Corporation is organized to promote the social welfare and serve the common good and general welfare of its members, and shall include administering the Declaration of Covenants, Conditions and Restrictions for Highland Preserve subdivision, as amended from time to time, relating to that subdivision in Jefferson County, Kentucky.

ARTICLE III

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, its members, trustees, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation of services rendered and to make payments and distribution in furtherance of the purposes set forth in Article II hereof. No substantial part of the activities of the Corporation shall be for the carrying on of propaganda, or otherwise attempting to influence legislation and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaigns on behalf of or in opposition to any candidate for political office.

ARTICLE IV

The address of the initial registered office of the Corporation is 2806 Newburg Road, Louisville, Kentucky 40205, and the name of the initial registered agent at such address is Allan B. Morris.

ARTICLE V

Upon the dissolution of the Corporation, assets shall be distributed to one or more organizations, as designated by the Board of Directors at that time, to be used in such a manner as in the judgment of the Board of Directors will best accomplish the general purposes of the Corporation.

ARTICLE VI

The name and address of the incorporator is David B. Buechler, 906 Lily Creek Road, Suite 202, Louisville, Kentucky 40243.

ARTICLE VII

The number of directors to constitute the initial Board of Directors is three. The names and mailing addresses of the persons who shall serve as initial directors are as follows:

1. Allan B. Morris, 2806 Newburg Road, Louisville, Kentucky 40205.
- ~~2. Nancy G. Morris, 2806 Newburg Road, Louisville, Kentucky 40205.~~
3. Robert H. Marrett, 318 Longview Road, Louisville, Kentucky 40245.

The initial directors shall serve until their successors are appointed as determined by the Corporation's Bylaws.

ARTICLE VII

Pursuant to KRS 273.248 the Corporation hereby eliminates the personal liability of a director of the Corporation from monetary damages for breach of his or her duties as a director; provided that this provision will not operate to eliminate the liability of the director in the following circumstances:

1. Any transaction in which the director's personal financial interest is in conflict with the financial interests of the Corporation;
2. Any act or omission not in good faith or which involves intentional misconduct or which is known to the director to be a violation of law; and
3. Any transaction in which the director derives an improper personal benefit.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation on July 14, 2020.



David B. Buechler

By signing below, Allan B. Morris hereby consents to act as registered agent on behalf of Highland Preserve Community Association, Inc.



Allan B. Morris