

ARTICLE OF INCORPORATION  
OF  
IVY HILL COMMUNITY ASSOCIATION, INC.

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The undersigned, being a corporation duly organized and existing under the laws of the Commonwealth of Kentucky does hereby form, under the provisions of KRS 273.161 through KRS 273.390, a nonprofit Corporation having no capital stock, for the purposes hereinafter set forth, from which no private pecuniary gain or profit is to be derived.

ARTICLE I

The name of the corporation shall be IVY HILL COMMUNITY ASSOCIATION, INC., hereinafter referred to as the Association.

ARTICLE II

The duration of the Association shall be perpetual, unless otherwise dissolved or terminated in compliance with the law.

ARTICLE III

The purpose of the Association shall be to provide for the maintenance and preservation of the residential lots, streets, and common areas within that certain tract of property described as follows:

IVY HILL SUBDIVISION, more particularly described in Plat and Subdivision Book \_\_\_\_\_, Page \_\_\_\_\_.  
record in the Office of the County

## Court of Jefferson County, Kentucky.

and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose and to:

(a) Exercise all the powers and privileges and to perform all of the duties and obligations of the Association as set forth in certain Declarations of Covenants, Conditions and Restrictions hereinafter called the "Declarations." applicable to the property and recorded in the Office of the Clerk of the County Court of Jefferson County, Kentucky, in Deed Book \_\_\_\_, Page \_\_\_\_, and as the same may be amended from time to time as therein provided.

(b) Have and to exercise any and all powers, rights, and privileges which a corporation organized under the nonprofit corporation law of the Commonwealth of Kentucky by law may now or hereafter have or exercise.

(c) Exercise any other activity necessary or incidental to the foregoing.

ARTICLE IV

The principal and registered office of the Association shall be located at 9502 Watterson Trail, Louisville, Kentucky 40299, and the name and address of its registered agent for service of process shall be Phillip W. Leigh, at 9502 Watterson Trail, Louisville, Kentucky 40299.

ARTICLE V

The Association shall have members, the qualification and voting power to be as set forth in the aforesaid Declarations, and as may be determined by the By-Laws of the Association.

ARTICLE VI

The initial Board of Directors of the Association shall consist of two (2) members who shall serve until their successors shall be duly elected and qualified, whose names and addresses are as follows:

Phillip Leigh, Jr. 9502 Watterson Trail Louisville, ky. 40299	Phillip W. Leigh 9502 Watterson Trail Louisville, KY 40299
	Martha R. Leigh 9502 Watterson Trail Louisville, KY 40299

The By-Laws shall provide for the number and terms of the members of the Board of Directors, in compliance with the Kentucky Revised Statutes.

No Director shall be liable to the Association for monetary damages for breach of his or her duties as a Director, except: (a) for any transaction in which the Director's personal financial interest is in conflict with the financial interests of the Association; (b) for acts or omissions not in good faith or which involve intentional misconduct or are known to the Director to be

a violation of law; or (c) for any transaction from which the Director derived an improper personal benefit.

#### ARTICLE VII

The Members, Directors and Officers of the Association shall not be liable for any of the debts and obligations of the Association.

#### ARTICLE VIII

The names and addresses of the Incorporator is:

Third Century Development Corporation  
9502 Watterson Trail  
Louisville, KY 40299

IN WITNESS WHEREOF, we, Phillip W. Leigh and Martha R. Leigh, as President and Secretary, respectively, of the Incorporator, Third Century Development Corporation, have executed in triplicate these Article of Incorporation of IVY HILL COMMUNITY ASSOCIATION, INC., on the 26<sup>th</sup> day of August, 1994.

THIRD CENTURY DEVELOPMENT CORPORATION,  
a Kentucky Corporation

By: Phillip W. Leigh, President  
PHILLIP W. LEIGH, President

By: Martha R. Leigh, Secretary  
MARTHA R. LEIGH, Secretary

STATE OF KENTUCKY )  
COUNTY OF JEFFERSON )


I, the undersigned Notary Public, in and for the State and County aforesaid, do hereby certify that the foregoing Articles of Incorporation were produced to me in said State and County and were signed, acknowledged and delivered by Phillip W. Leigh and Martha R. Leigh as President and Secretary respectively of Third Century Development Corporation to be their free act and voluntary deed of said corporation this 26<sup>th</sup> day of August, 1994.

My commission expires: 6/14/97

  
NOTARY PUBLIC, STATE-AT-LARGE, KY

THIS INSTRUMENT PREPARED BY:

BORNSTEIN & OPPENHEIMER

  
Houston M. Oppenheimer  
1900 First National Tower  
101 South Fifth Street  
Louisville, KY 40202-3122  
(502) 589-6612

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County Clerk: Rebecca Jackson  
Deputy Clerk: SHERRI

END OF DOCUMENT<sup>5</sup>

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