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Trey Grayson  
Secretary of State  
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**ARTICLES OF INCORPORATION  
OF  
WASHINGTON GREEN HOMEOWNERS ASSOCIATION, INC.**

The undersigned incorporator, hereby forms a nonprofit corporation without capital stock or stockholders under and by virtue of the laws of the Commonwealth of Kentucky, and for that purpose adopts the following Articles of Incorporation:

**Article I**

1. **NAME.** The name of the Corporation shall be **Washington Green Homeowners Association, Inc.**, hereinafter referred to as the "Corporation".

**Article II**

2. **DURATION.** The duration of the Corporation shall be perpetual.

**ARTICLE III**

3. **DEFINITIONS.** The following terms as used in these Articles of Incorporation shall have the following meanings:

(a) "Development" shall mean any and all lots, open space, common area and any and all other property contained within all sections of Washington Green Subdivision.

(b) "Declaration" shall mean any declaration of covenants, conditions and restrictions as amended from time-to-time, affecting Washington Green Subdivision.

(c) "Developer" shall mean Wright Construction and Development Company, Inc., a Kentucky corporation, its successors or assigns, which shall include, but shall not be limited to any person, corporation, association or other entity to which it may expressly assign its rights, or any of them, from time-to-time, under these Articles of Incorporation.

(d) "Lot" shall mean any subdivided lot or similar property which comprises a part of the Washington Green Subdivision.

(e) "Lot Owner" or "Lot-owners-members" shall mean the owner or owners of any lot in all sections of Washington Green Subdivision.

#### ARTICLE IV

4. **PURPOSES.** The Corporation is organized under the Kentucky Nonprofit Corporation Act and the purposes for which the Corporation is organized are as follows:

(a) To transact any and all lawful business for which nonprofit corporations may be incorporated under the Kentucky Nonprofit Corporations Act, and to exercise any and all powers that nonprofit corporations may now exercise or which may be exercised in the future under the Kentucky Nonprofit Corporation Act.

(b) To acquire, take title to, own, hold in its own name, sell, transfer and convey any property which the Corporation's Board of Directors shall deem necessary or advisable to promote the purposes of the Corporation.

(c) To promote the social welfare and serve the common good and general welfare of the members of the Corporation.

(d) To construct, operate, manage, maintain, repair and control any common area or areas, fences and street lights, located within the Development, whether owned by the Corporation or not, as contemplated by the Declaration.

(e) To exercise and enforce, any and all rights, privileges, duties and obligations assigned to or imposed upon, the Corporation under the Declaration as may be amended from time-to-time or under any future declaration or declarations that affect all, or part of, the Development, it being acknowledged that the Corporation constitutes an association established by the Developer for the purposes set forth in these Articles of Incorporation and in the Declaration.

(f) To assess, levy and collect the assessments as provided in the Declaration.

(g) Notwithstanding any other provision herein contained, the Corporation

shall not have any purpose or object, engage in any activity, or exercise any power which is in conflict with any provision contained herein; nor shall the Corporation (i) devote a substantial portion of its activities to attempting to influence legislation by propaganda or otherwise, or (ii) directly or indirectly participate or intervene in any political campaign on behalf of or in opposition to any candidate for public office.

#### ARTICLE V

5. **POWERS.** The Corporation shall have all of the powers conferred by the Kentucky Nonprofit Corporation Act as enumerated in Chapter 273 of Kentucky Revised Statutes or as enumerated in any successor codification of the laws governing Kentucky Nonprofit Corporations not inconsistent with the applicable provisions of the internal Revenue Code; and further the Corporation shall have: (i) any and all powers necessary or appropriate to exercise and enforce any right, privilege or obligation granted to or imposed upon the Corporation by the Declaration; (ii) the powers to do any and all things which the Board of Directors of the Corporation may deem consistent with the provisions hereof or the Declaration; and (iii) all other powers required for or incidental to the purposes for which the Corporation is organized not inconsistent with Chapter 273 of Kentucky Revised Statutes or applicable provisions of Internal Revenue Code.

#### ARTICLE VI

6. **REGISTERED AND PRINCIPAL OFFICE AND AGENT.** The address for the registered and principal office of the Corporation is 606 Blankenbaker Lane, Louisville, Kentucky 40207, and the name and address of its registered agent is Sydney E. Wright, 606 Blankenbaker Lane, Louisville, Kentucky 40207.

#### ARTICLE VII

7. **DIRECTORS.** The number of directors (the initial Board of Directors) shall be three (3) and the names and addresses of the persons who are to serve as the initial directors are:

Sydney E. Wright  
606 Blankenbaker Lane  
Louisville, Ky. 40207

William A. Wright  
P. O. Box 6731  
Louisville, Ky. 40206-0731

John S. Wright  
P. O. Box 6731  
Louisville, Ky. 40206-0731

When control is relinquished to Lot-Owners, the Board of Directors shall be increased to seven (7) members (lot owners).

#### ARTICLE VIII

8. **MEMBERS.** Membership of the Corporation shall consist of two (2) classes of members, which shall be classified as follows:

(a) Class A members shall be all Lot owners, other than the Developer, and such members shall be entitled to one (1) vote for each lot owned in the Development subject to the provisions of Article IX below.

(b) Class B members shall be the Developer.

#### ARTICLE IX

9. **INTERNAL AFFAIRS.** The internal affairs of the Corporation shall be governed by the provisions contained in these Articles but not inconsistent with Chapter 273 of Kentucky Revised Statutes or applicable provisions of Internal Revenue Code. Specific provisions for the regulation of the Internal Affairs of the Corporation include, but shall not be limited to the following:

(a) The Class A members of the Corporation shall be entitled to one (1) vote for each lot owned in the Development; it being provided that if more than one person shall hold an interest in any lot, all such persons collectively shall be members of the Corporation and collectively shall be entitled to one vote for each lot owned in the Development as such owners may determine among themselves. In the event that such joint lot owners fail to agree

as to how their vote shall be cast, the vote for that lot shall not be recorded or counted.

(b) The Class B member of the Corporation shall be the Developer. The Class B membership shall cease and be converted to Class A membership on the happening of one of the following events whichever shall first occur:

- (i) When the Developer, in its sole discretion, shall determine;
- (ii) When the Developer, in its sole discretion, shall transfer control of the Corporation to the Class A members.
- (iii) When one hundred (100%) per cent of the lots which may be developed in the Development have been sold by the Developer;
- (iv) Transfer of control by the Developer no later than January 1, 2020.

(c) The By-Laws of the Corporation shall be adopted by its Board of Directors and the power to alter, amend, repeal said By-Laws, or adopt new By-Laws shall be vested in the Board of Directors.

(d) The affairs of the Corporation shall be managed and conducted by the Board of Directors and such officers as shall be provided by the By-Laws.

(e) Nothing contained in these Articles of Incorporation shall limit the right of Developer to alter in any way its plan for the development of Washington Green Subdivision at any time and from time-to-time.

(f) Upon final dissolution and liquidation of the Corporation, after payment of all liabilities and obligations of the Corporation shall have been paid and discharged or adequate reserve shall have been set aside for the payment thereof, any remaining assets of the Corporation shall be transferred, distributed or conveyed to one or more organizations to be used in such manner as in the judgment of the Board of Directors will best accomplish the general purposes for which the Corporation was organized and which organizations are exempt under Section 501(c) (3), Section 501(c) (4) or Section 501(c) (7) of the Internal Revenue Code or the provisions of any successor codification of the Federal Tax Laws.

(g) The Corporation shall have neither capital stock nor stockholders and no part of the Corporation's net earnings shall inure to the benefit of the incorporator, any officer, director, individual or member of the Corporation and any gain, profit, net earnings or benefit derived by the Corporation shall be devoted exclusively for the purposes set out in these Articles of Incorporation.

**ARTICLE X**

10. **LIMITATION OF DIRECTOR LIABILITY.** Personal liability of all Directors of the Corporation shall be eliminated or limited pursuant to the provisions of KRS 273.248 and no Director of the Corporation shall be personally liable for any monetary damages for breach of his duties as a director, except that nothing herein contained shall eliminate or limit the liability of the Director for:

(a) Any transaction in which the Director's personal financial interest is in conflict with the financial interest of the Corporation and as set out in Section 5.05 of the Restrictive Covenants.

(b) 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) Any transaction from which the Director derived an improper personal benefit.

**ARTICLE XI**

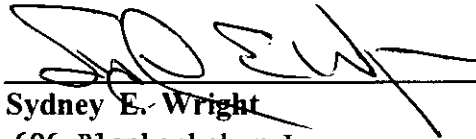
11. **INCORPORATOR.** The name and address of the sole Incorporator of the Corporation is Sydney E. Wright, President of Wright Construction and Development Company, Inc., 606 Blankenbaker Lane, Louisville, Kentucky 40207.

**IN TESTIMONY WHEREOF,** witness the signature of the undersigned Incorporator, this 24 day of August, 2006.



CONSENT TO SERVE AS REGISTERED AGENT

The undersigned, having been designated the initial registered agent of the corporation known as **Washington Green Homeowners Association, Inc.**, hereby consents to serve as the registered agent of **Washington Green Homeowners Association, Inc.**



Sydney E. Wright  
606 Blankenbaker Lane  
Louisville, Ky. 40207

This Instrument Prepared by:



Arthur W. Howard, Attorney  
6200 Dutchmans Lane, Suite 206  
Louisville, Ky. 40205

Document No.: DN2006152583  
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Recorded On: 09/22/2006 12:30:26  
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Deputy Clerk: AMASHO

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