

**ARTICLES OF INCORPORATION**  
**OF**  
**REGENCY THREE CONDOMINIUMS**  
**OWNERS ASSOCIATION, INC.**

The undersigned incorporator has executed these Articles of Incorporation for the purpose of forming and does hereby form a non-stock, non-profit corporation under the laws of the Commonwealth of Kentucky in accordance with the following provisions:

**ARTICLE I**

**NAME**

The name of this corporation shall be "Regency Three Condominiums Owners Association, Inc."

**ARTICLE II**

**PURPOSES**

The general purpose of this corporation is to be the "Council of Co-Owners" as defined in the Kentucky Horizontal Property Law and as amended, for the operation and administration of "Regency Three Condominiums" a condominium established in Jefferson County, Kentucky, pursuant to the provisions of the Kentucky Condominium Property Laws.

**ARTICLE III**

**POWERS**

This corporation shall have all the powers conferred upon a non-stock, non-profit corporation organized under the provisions of Chapter 273 of the Kentucky Revised Statutes, as amended; all of the powers conferred upon the Council of Co-Owners under the provisions of the

Kentucky Condominium Property Law and, as amended; all of the powers conferred upon the corporation in the Master Deed for "Regency Three Condominiums" which document is recorded in the Office of the Clerk of Jefferson County, Kentucky; and, all of the powers necessary and proper, convenient and desirable in order to fulfill and further the purpose of this corporation.

#### **ARTICLE IV**

##### **DURATION**

The duration of this corporation shall be perpetual until the corporation is sooner terminated by the members in the manner provided in Chapter 273 of the Kentucky Revised Statutes.

#### **ARTICLE V**

##### **PRINCIPAL OFFICE**

The principal office of this corporation is 5508 Hidden Road, Louisville, Kentucky 40291, the offices of J&J Management Group.

#### **ARTICLE VI**

##### **MEMBERS**

All persons who are owners of units in "Regency Three Condominiums", in accordance the Declaration and Master Deed dated May 11, 2007 and recorded in DB 09035 PG 0199, in the office of the clerk of the county court of Jefferson County, Kentucky, as amended, shall be members of this corporation and the membership in this corporation shall be limited to such owners of such units. Membership in the corporation shall terminate when a person or other entity is no longer the owner of the 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 By-Laws for "Regency Three Condominiums", as stated above.

## **ARTICLE VIII**

### **DIRECTORS**

The affairs of this corporation are to be conducted initially by a Board of Directors consisting of not less than three (3), nor more than fifteen (15), members. The initial Board of Directors of this corporation shall consist of three (3) persons who shall serve until their successors are duly elected and qualified in the manner provided for in the Bylaws or Master Deed. The names and addresses of the initial Directors are:

Delbert Spear, 7503 McIntosh Way, Louisville, Ky 40228

Doris Shelburne, 1801 Janlyn Road, #5, Louisville, KY 40299

Eveyln Hood, 1801 Janlyn Road, #7, Louisville, KY 4029

## **ARTICLE VIII**

### **OFFICERS**

The Board of Directors shall elect at least three (3) officers, consisting of a President, Treasurer, and Secretary. These officers shall be held by separate persons. The names and addresses of the initial officers shall be:

President: Delbert Spear, 7503 McIntosh Way, Louisville, Ky 40228

Secretary: Doris Shelburne, 1801 Janlyn Road, #5, Louisville, KY 40299

Treasurer: Eveyln Hood, 1801 Janlyn Road, #7, Louisville, KY 40299

## **ARTICLE IX**

### **BYLAWS**

The initial By-Laws of this corporation shall be adopted by the initial Board of Directors of the corporation and may be amended or appealed by majority of the members in the manner provided for in the By-Laws of the corporation.

## **ARTICLE V**

### **REGISTERED OFFICE AND REGISTERED AGENT**

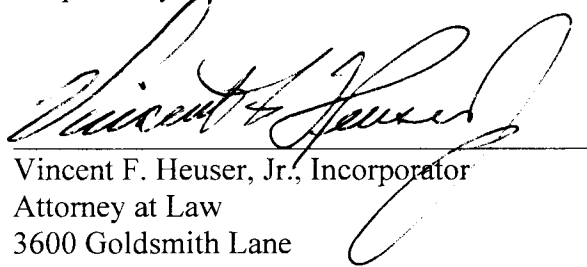
The registered office in the Commonwealth of Kentucky of this corporation is 3600 Goldsmith Lane, Louisville, Kentucky 40220, and the registered agent of this corporation in the Commonwealth of Kentucky is Vincent F. Heuser, Jr. The undersigned hereby agrees and consents to serve as registered office and agent for service of process.

## **ARTICLE VII**

### **INCORPORATOR**

The incorporator of this corporation is Vincent F. Heuser, Jr., Attorney at Law, 3600 Goldsmith Lane, Louisville, Kentucky 40220.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Vincent F. Heuser, Jr.", is written over a horizontal line.

Vincent F. Heuser, Jr., Incorporator  
Attorney at Law  
3600 Goldsmith Lane  
Louisville, KY 40220  
(502) 458-5879