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**Michael G. Adams**  
**Kentucky Secretary of State**  
Received and Filed:  
2/16/2024 8:34 AM  
Fee Receipt: \$8.00

**ARTICLES OF INCORPORATION  
OF  
CREEKSIDE BEND HOMEOWNERS' ASSOCIATION, INC.**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby make and adopt the following ARTICLES OF INCORPORATION for the purpose of forming a nonprofit corporation under the laws of the State of Kentucky, pursuant to Chapter 273 of the Kentucky Revised Statutes and all other acts amendatory thereof and supplemental thereto as follows:

**ARTICLE I**

The name of the corporation shall be Creekside Bend Homeowners' Association, Inc.

**ARTICLE II**

The duration of the corporation shall be perpetual.

**ARTICLE III**

The corporation is organized and shall be operated for benevolent, social, and recreational purposes within the meaning of Chapter 273 of the Kentucky Revised Statutes and Section 501(c)(3) of the Internal Revenue Code of 1986 and all regulations promulgated thereunder. The object and purpose of the corporation shall be to provide the continued maintenance of the private properties and common areas of that certain residential development in Warren County, Kentucky, known as Creekside Bend.

**ARTICLE IV**

The corporation has not been formed for pecuniary profit or financial gain, and no part of the assets, income, or profit of the corporation is distributable to or inures to the benefit of its

members, directors, or officers. No part of the activities of the corporation shall be 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 campaign on behalf of any candidate for public office. Notwithstanding any other provisions of these Articles of Incorporation, the corporation shall not carry on any activities not permitted to be carried on by a corporation exempt for Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue Law) or by a corporation, contributions to which are deductible under the Internal Revenue Code of 1986.

#### ARTICLE V

On dissolution of this corporation, any assets remaining after payment of its debts and obligations shall be transferred or distributed to such organizations as shall qualify under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder and pursuant to the provisions of KRS 273.303.

#### ARTICLE VI

The principal place of the business of the corporation shall be located at 224 Cross Creek, Alvaton, Kentucky 42122. The registry office of the corporation and its agent shall be BOAM BUSINESS SERVICES, LLC, whose address is 1010 College Street, Bowling Green, Kentucky 42101.



## ARTICLE VII

The initial Board of Directors shall consist of three (3) directors, and directors are to serve until the first annual meeting of the members of the corporation or until their successors are elected and qualified:

Barry Woosley  
1536 Neptune Way  
Bowling Green, Kentucky 42104

Joe Meyer  
224 Cross Creek  
Alvaton, Kentucky 42122

Cindy Woosley  
1536 Neptune Way  
Bowling Green, Kentucky 42104

The number of directors thereafter shall be as the bylaws of the corporation may from time to time provide.

## ARTICLE VIII

The corporation shall have no capital stock. It shall be a nonprofit corporation, and no member of the corporation shall ever derive any private pecuniary gain or profit from the operation of the corporation.

## ARTICLE IX

The name and address of the incorporator is as follows:

Kevin C. Brooks  
Bell, Orr, Ayers & Moore, P.S.C.  
1010 College Street  
Bowling Green, Kentucky 42101

## ARTICLE X

The directors of the corporation shall have no personal liability to the corporation for monetary damages by reason of a breach of duties as a director, provided that such provision shall not eliminate the liability of a director:

- (a) For any transaction in which the director's personal financial interest is in conflict with the financial interests of the corporation;
- (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.

IN TESTIMONY WHEREOF, witness the hand of the incorporator on this 13  
day of Feb., 2024.

  
\_\_\_\_\_  
Kevin C. Brooks, Incorporator

COMMONWEALTH OF KENTUCKY

COUNTY OF WARREN

The foregoing instrument was acknowledged before me this 13 day of February 2024, by Kevin C. Brooks, Incorporator.

Lucann Martin

Notary Public, State of Kentucky at Large  
My commission expires: 3-3-27

Notary ID # KYNP 67437

I, Timothy E. Bridgeman, consent to sign for BOAM BUSINESS SERVICES, LLC, who serves as the registered agent on behalf of the limited liability company.

Timothy E. Bridgeman  
Timothy E. Bridgeman

PREPARED BY:  
BELL, ORR, AYERS & MOORE, P.S.C.  
1010 COLLEGE STREET, P.O. BOX 738  
BOWLING GREEN, KENTUCKY 42102-0738  
Phone: (270) 781-8111

BY: Kevin C. Brooks

Kevin C. Brooks