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Michael G. Adams
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ARTICLES OF INCORPORATION

OF

MT. VICTOR VILLAGE OWNERS ASSOCIATION, INC.
a non-profit, non-stock corporation

THESE ARTICLES OF INCORPORATION are made and entered into on this 13 day of February, 2024, and evidence that the Incorporator has declared her intention of forming a non-profit, non-stock Corporation pursuant to Chapter 273 of the Kentucky Revised Statutes in accordance with the following provisions:

1. NAME

The name of this Corporation shall be **MT. VICTOR VILLAGE OWNERS ASSOCIATION, INC.**

2. REGISTERED OFFICE

The address of the initial registered office of the Corporation shall be 1131 Fairway Avenue, Suite 201, Bowling Green, Kentucky 42103, and the name of the initial registered agent at such address shall be ATTN: JODY ALLEN.

3. PRINCIPAL OFFICE

The initial principal office of the Corporation shall be located at 1131 Fairway Avenue, Suite 201, Bowling Green, Kentucky 42103 Attn: JODY ALLEN.

4. PURPOSES

The general purpose of this Corporation is to be the "unit owners association" as defined in the Kentucky Condominium Act, KRS 381.9109 to KRS 381.9207, as amended, for the operation and administration of MT. VICTOR VILLAGE SUBDIVISION, a residential Condominium Project located at 562 Old Lovers Lane,

Bowling Green, Kentucky 42103, and more particularly described on Exhibit A attached hereto and by this reference incorporated herein, pursuant to the provisions of the Kentucky Condominium Act, as amended, and the terms of that certain Condominium Declaration for Mt. Victor Village, a residential Condominium Project ("Declaration") as recorded in the office of the Warren County, Kentucky Clerk, by MT. VICTOR HOMES, LLC, a Kentucky limited liability company.

5. POWERS

The Corporation shall have all the powers conferred upon a non-stock, nonprofit corporation organized under the provisions of KRS Chapter 273, as amended; all the powers conferred upon a unit owners' association under the provisions of the Kentucky Condominium Act; all of the powers conferred upon the Corporation in the Condominium Declaration and exhibits annexed thereto, as amended from time to time, which instruments are recorded as aforesaid in the office of the Warren County, Kentucky Clerk; and all powers necessary, proper, convenient or desirable in order to fulfill and further the purposes of this Corporation.

6. MEMBERS

The owners of record of each condominium shall be members of the Corporation, and membership in the Corporation shall be limited to such owners of record of each Condominium. Membership in the Corporation shall terminate when a person is no longer an owner of record of a Condominium. Subject to the foregoing, admission to and termination of membership and voting rights of members shall be more particularly governed by the Condominium Declaration and the Bylaws for this Corporation, as

amended from time to time.

7. DIRECTORS

The number of directors constituting the initial board of directors shall be three

(3) pursuant to KRS 273.211. Their names and notice addresses are:

Jody Allen
908 State Street
Bowling Green, KY 42101

Christiaan Volkert
908 State Street
Bowling Green, KY 42101

Vince Berta
908 State Street
Bowling Green, KY 42101

At the first annual meeting of the members of the Corporation, Directors shall be elected. Thereafter, the affairs of the Corporation shall be conducted by an Executive Board of not less than three (3) persons nor more than the number of persons specified in the Bylaws for the Corporation.

8. INCORPORATOR

The name of the Incorporator is Linda B. Thomas; her mailing address is P. O. Box 51383, Bowling Green, KY 42102.

9. LIMITATION OF DIRECTOR LIABILITY; EXCEPTION

Directors of this Corporation shall not be personally liable to the Corporation for monetary damages for breach of duty as Directors, except for liability:

A. For any transaction in which a director's personal financial interest is in conflict with the financial interest 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.

10. EXISTENCE

The existence of this Corporation shall be perpetual.

IN TESTIMONY THEREOF, witness the signature of the Incorporator to the foregoing instrument to the purposes hereinabove set forth, this 13 day of February, 2024.


Linda B. Thomas, Esq., Incorporator

REGISTERED AGENT CONSENT

I, JODY ALLEN, hereby consent to act as registered agent on behalf of MT. VICTOR VILLAGE CONDOMINIUM ASSOCIATION, INC.


JODY ALLEN

This instrument prepared by:
Linda B. Thomas, Esq.
SMARTCOUNSEL, PSC
P. O. Box 51383
Bowling Green, Kentucky 42102
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Email: linda@smartcounsel.biz

BY: 
LINDA B. THOMAS, ESQ.