

Commonwealth of Kentucky  
Michael G. Adams, Secretary of State

NAOI  
1375550.09  
Michael G. Adams  
Secretary of State  
Received and Filed  
7/1/2024 12:00:00 AM  
Fee receipt: \$8

Michael G. Adams  
Secretary of State  
P. O. Box 718  
Frankfort, KY 40602-0718  
(502) 564-3490  
<http://www.sos.ky.gov>

Articles of Incorporation  
Non-profit Corporation

NAI

**Please Note:** This form does not automatically confer tax-exempt status. For additional information, contact the Internal Revenue Service prior to filing the Articles of Incorporation. Pursuant to KRS 14A and KRS 273, the undersigned hereby forms a nonprofit corporation and for that purpose sets forth the following:

Article I: The name of the nonprofit corporation is

**CURDS CREEK ESTATES ASSOCIATION Inc.**

Article II: The purpose of the nonprofit corporation is **to collect assessments from the owners of Lots 1 through 36 located in the subdivision known as Curds Creek Estates as shown by a survey plat of which is duly filed for record in Plat Cabinet File NO. A-623 and 624 in the Office of the Mercer County Court**

Article III: The name of the initial registered agent is

**Dean Stoops**

and the street address of the entity's initial registered office in Kentucky is

**275 Lakeland Drive, Harrodsburg, KY 40330**

Article IV: The mailing address of the entity's principal office is

**275 Lakeland Drive, Harrodsburg, KY 40330**

Article V: The number of directors constituting the initial board of directors is **4**

The names and mailing addresses of the persons who are to serve as the initial board of directors are as follows:

<b>Director</b>	Dean Stoops	275 Lakeland Drive, Harrodsburg, KY 40330
<b>Director</b>	Jim Klingler	5199 Parkside Drive, Mason, OH 45040
<b>Director</b>	Dean Malloy	301 Lakeland Drive, Harrodsburg, KY 40330
<b>Director</b>	Cindy Stoops	275 Lakeland Drive, Harrodsburg, KY 40330

Article VI: The name and mailing address of the incorporator is as follows:

**Incorporator** Dean Stoops 275 Lakeland Drive, Harrodsburg, KY 40330

Additional articles not inconsistent with law may be stated in the space below.

**Article VII**

**The corporation shall have perpetual existence.**

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### Article VIII

In addition to Article II, the corporation, Curds Creek Estates Association non-profit, non-stock corporation for the promotion of the health, safety owners, which shall include, but not limited to, the repair and maintenance of the street and right of way; maintain, repair or replace any sanitary sewer and storm sewer lines, if any, ditches and culverts which may be located within or upon the street and right of way, which are used in common by the owners; snow removal from the street and right of way; pay all taxes and special assessments which may be levied by any governmental taxing authority; to procure liability insurance covering the use of the street and right of way, and the officers and directors of the association; generally, do such things as will maintain the subdivision in good appearance; and further to engage in any and all lawful purpose set out and found in the Kentucky Revised Statutes, KRS 273.161 through 273.390 as same pertains to nonprofit, non-stock corporations.

### Article IX

This corporation shall be operated entirely without profit or gain, or remuneration to itself, its members, officers or directors, and is formed for the sole purpose of securing the necessary funds that shall qualify under the purposes, objects and provisions of the Articles and Bylaws of this corporation. Any and all funds which this corporation might acquire shall be administered and allocated for the use and benefit of and in pursuance of the express objects and purposes of this corporation, as provided in the Bylaws, without being subjected to any pecuniary charge or liability, other than such as in necessary to the collection of assessments as set out herein and the distribution of such funds.

### Article X

This corporation is formed exclusively as a nonprofit non-stock corporation, no part of the income or profit of which is distributable to its members, directors or officers. The board of directors shall fill any vacancy occurring in the board of directors for the remainder of any unexpired term, with a view to keeping the board of director's representative of the project for which this corporation is being formed. Unless otherwise provided in the bylaws, the board of directors shall be authorized to carry out the provisions of KRS 381.785 to 381.801.

### Article XI

The officers of this corporation shall be a president, the vice-president, secretary and treasurer. All of whom shall be selected by majority vote of the owners present at the first owners meeting following the establishment of the corporation.

### Article XII

A majority of the owners assembled shall constitute a quorum. Each and every person or entity who or which is the owner of record of a fee simple or undivided fee simple interest in any Lot which is subject to this Declaration whether an original Lot or authorized subdivided or consolidated Lot shall be a member of the Association.

### Article XIII

To make and alter its bylaws, not inconsistent with its articles of incorporation or with the laws of the Commonwealth of Kentucky, for the administration and regulation of the affairs of the

corporation.

**Article XIV**

The articles may, with the consent of eighty percent of the owners, a notice given as provided for by the Kentucky Revised Statutes, be amended by Articles of Amendment signed by the owners.

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**Article XV**

Upon dissolution of the corporation, all assets then held by the corporation shall be distributed according to the statutes made and provided by the Commonwealth of Kentucky.

This application will be effective on **Monday, July 1, 2024.**

I declare under penalty of perjury under the laws of the state of Kentucky that the foregoing is true and correct.

Signature of individual signing on behalf of **Incorporator:**  
**Dean Stoops**

I, **Dean Stoops**, consent to serve as the Registered Agent on behalf of this entity on Monday, July 1, 2024.

