

ARTICLES OF INCORPORATION
OF
SOUTHPARK PARK OWNERS' ASSOCIATION, INC.

The undersigned, being over the age of twenty-one (21) years of age, and desiring to form a non-stock, nonprofit Kentucky corporation in accordance with the provisions of Kentucky Revised Statutes Chapter 14A and 273, does hereby adopt the following Articles of Incorporation:

ARTICLE 1
Definitions

(a) "Deed" shall mean the Deed of Protective Covenants for the Southpark Industrial Sites, as amended from time to time.

(b) "Lot" shall mean each subdivided lot, the owner of which property is a member of the Corporation.

ARTICLE 2
Name of Corporation

The name of the corporation is Southpark Park Owners' Association, Inc. (the "Corporation").

ARTICLE 3
Purposes and Powers

The Corporation is organized under the Kentucky Nonprofit Corporation Act and the purposes and objects for which the Corporation is to promote the social welfare and serve the common good and general welfare of the members of the Corporation and to construct, operate, and maintain the landscaping on the Lots and Common Areas within the community, whether owned by the Corporation or not, as contemplated by the Declaration, and for any other lawful purpose.

ARTICLE 4
Additional Statements

The following language relates to the Corporation's tax exempt status and is not a statement of purposes and powers. Consequently, this language does not expand or alter the Corporation's purposes or powers set forth in Article 3 hereof:

(a) This Corporation is organized and operated exclusively for the purposes set forth in Article 3 hereof within the meaning of Section 501(c)(3) of the Internal Revenue Code.

(b) No substantial part of the activities of this Corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and this Corporation shall not

participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of any candidate for public office.

(c) Notwithstanding any other provision of these articles, the Corporation shall not carry on any other activities not permitted to be carried on:

- (i) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code; or
- (ii) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

ARTICLE 5

Duration

The Corporation shall have perpetual duration.

ARTICLE 6

Board of Directors

The business and affairs of the Corporation shall be governed by a Board of Directors. The number of directors constituting the initial Board of Directors is four (4). The names and mailing addresses of the persons who are to serve as the initial Board of Directors are as follows:

Agata Szlezak	602 W. Office Center Drive, Suite 200, Fort Washington, Pennsylvania 19034
Dustin Wampach	602 W. Office Center Drive, Suite 200, Fort Washington, Pennsylvania 19034
Beth Harter	602 W. Office Center Drive, Suite 200, Fort Washington, Pennsylvania 19034
Julie Davin	602 W. Office Center Drive, Suite 200, Fort Washington, Pennsylvania 19034

The subsequent composition of the Board of Directors shall be established in accordance with the terms and conditions set forth herein and in the Bylaws of the Corporation.

ARTICLE 7

Initial Statutory Office and Agent

The address of the initial statutory registered office of the Corporation is 109 East Fourth Street, Covington, Kentucky, 41011 and the name of the initial statutory registered agent at such address is Christopher Markus.

ARTICLE 8
Principal Office

The mailing address of the principal office of the Corporation is c/o Link Logistics Real Estate Management LLC, 602 W. Office Center Drive, Suite 200, Fort Washington, Pennsylvania 19034.

ARTICLE 9
Distribution of Assets Upon Dissolution

If, at any time, this Corporation dissolves, the assets of this Corporation shall be applied and distributed as follows:

(a) All liabilities and obligations of this Corporation shall be paid and discharged, or adequate provision shall be made therefor; and

(b) All of the remaining assets shall be distributed to one or more nonprofit corporations exempt from federal income tax under Section 501(c)(3) of the Code as determined by the Board of Directors of the Corporation at the time of dissolution.

ARTICLE 10
Amendment

These Articles of Incorporation may be amended in the manner now or hereafter provided by Kentucky Statute for the amendment hereof, but only with the assent of seventy-five percent (75%) of the total number of votes held by the entire membership of the Corporation.

ARTICLE 11
Incorporator

Christopher Markus, whose address is 109 East Fourth Street, Covington, Kentucky, 41011, is the sole incorporator of the Corporation.

ARTICLE 12
Effectiveness & County of Operation

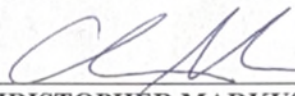
These Articles of Incorporation will be effective upon filing. The Corporation primarily operates in Boone County, Kentucky and can be properly categorized as an owners' association.

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation
this 3rd day of March, 2025.



CHRISTOPHER MARKUS, Incorporator

I, Christopher Markus, consent to serve as the registered agent on behalf of the Corporation and
execute these Articles of Incorporation as of the 3rd day of March, 2025.



CHRISTOPHER MARKUS, Attorney/Registered
Agent