

**ARTICLES OF INCORPORATION**  
**OF**  
**REGENCY POINT CONDOMINIUM ASSOCIATION, INC.**

The undersigned, acting as Incorporator of a non-stock, non-profit corporation pursuant to KRS 273.161 to 273.390, adopts the following Articles of Incorporation:

**ARTICLE 1 - NAME**

The name of the corporation is REGENCY POINT CONDOMINIUM ASSOCIATION, INC.

**ARTICLE 2 - PURPOSE**

The Corporation is organized to administer the condominium regime of the Regency Point Condominiums pursuant to the Master Deed of Regency Point Condominiums and to do or perform any act or thing permitted by law which will promote the common benefit and enjoyment of the Regency Point Condominiums.

**ARTICLE 3 - DURATION**

The duration of the Corporation shall be perpetual.

**ARTICLE 4 – REGISTERED OFFICE AND AGENT**

The street address and mailing address of the registered office of the Corporation in the Commonwealth of Kentucky is 945 National Avenue, Lexington, Kentucky 40502. The registered agent at the same address is Gary Roland.

**ARTICLE 5 – PRINCIPAL OFFICE**

The mailing address of the Corporation's principal office is 945 National Avenue, Lexington, Kentucky 40502.

**ARTICLE 6 – MEMBERSHIP AND VOTING RIGHTS**

Membership and voting rights shall be pursuant to the Master Deed and By-Laws.

**ARTICLE 7 – BOARD OF DIRECTORS**

The affairs of the Corporation shall be managed by a Board of Directors. The initial Board of Directors shall consist of three (3) Directors, who shall hold office until their successors

are elected and have qualified, or until removed. The names and addresses of the members of the initial Board of Directors are:

Gary Roland, 945 National Avenue, Lexington, KY 40502

Eli Mashni, \_\_\_\_\_, Lexington, KY 405\_\_

Danny Harp, \_\_\_\_\_, Lexington, KY 405\_\_

**ARTICLE 8 – LIABILITY OF DIRECTORS**

The liability of each and all of the Directors of this Corporation shall be eliminated or limited to the greatest extent permitted by law and no Director of the Corporation shall be liable to the Corporation or its shareholders for monetary damages for breach of such Director’s duties as a Director except for the following (which exceptions shall be construed as narrowly as legally permissible):

- (1) Any transaction in which the Director’s personal financial interest is in conflict with the financial interest of the Corporation;
- (2) Acts or omissions not in good faith or which involve intentional misconduct or are known to the Director to be a violation of the law;
- (3) Any transaction from which the Director derived an improper personal benefit.

**ARTICLE 9 – INCORPORATOR**

The name and mailing address of the Incorporator is Richard V. Murphy, 250 W. Main Street, Suite 3010, Lexington, Kentucky 40507.

SIGNED AND ACKNOWLEDGED by the Incorporator at Lexington, Kentucky this \_\_\_\_\_ day of September, 2006.

\_\_\_\_\_  
RICHARD V. MURPHY

STATE OF KENTUCKY

COUNTY OF FAYETTE

The foregoing Articles of Incorporation were acknowledged before me this \_\_\_\_ day of September, 2006 by Richard V. Murphy, as Incorporator of Regency Point Condominium Association, Inc.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, KENTUCKY  
STATE AT LARGE

ACCEPTANCE OF APPOINTMENT AS  
REGISTERED AGENT

I, Gary Roland, hereby accept appointment as the initial Registered Agent of Regency Point Condominium Association, Inc.

Dated this \_\_\_\_ day of September, 2006.

\_\_\_\_\_  
GARY ROLAND

THIS INSTRUMENT WAS  
PREPARED BY:

\_\_\_\_\_  
RICHARD V. MURPHY  
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