

ORIGINAL COPY FILED  
 SECRETARY OF STATE OF KENTUCKY  
 COLUMBIA, KENTUCKY

SEP 18 1987

ARTICLES OF INCORPORATION  
 OF  
 CRESCENT CENTRE ASSOCIATION, INC.

*David C. Fannin*

CLERK OF STATE The undersigned Incorporator, David C. Fannin, has executed these Articles of Incorporation for the purpose of forming and does hereby form a nonstock, nonprofit corporation under the laws of the Commonwealth of Kentucky in accordance with the following provisions:

ARTICLE I

Name

The name of the corporation is Crescent Centre Association, Inc.

ARTICLE II

Purposes

The general purpose of the corporation is to be the "Council of Co-Owners" (as defined in the Kentucky Horizontal Property Law, KRS 381.805 to 381.990, as amended) for the operation and administration of Crescent Centre Condominiums, a condominium project established in Jefferson County, Kentucky, pursuant to the provisions of the Kentucky Horizontal Property Law and the terms of a certain Master Deed recorded in Deed Book 5705, Page 948, in the office of the Jefferson County Kentucky Clerk, by CAI Louisville Renaissance Company, a Kentucky limited partnership.

ARTICLE III

Powers

The corporation shall have all the powers conferred upon a nonstock, nonprofit corporation organized under the provisions of Chapter 273 of the Kentucky Revised Statutes, as amended; all the powers conferred upon a Council of Co-Owners under the provisions of the Kentucky Horizontal Property Law; all the powers conferred upon the corporation in the Master Deed for Crescent Centre Condominiums and Exhibits annexed thereto, as amended from time to time, which documents are recorded as aforesaid in the Office of the Jefferson County, Kentucky Clerk; and all the powers necessary, proper, convenient or desirable in order to fulfill and further the purpose of the corporation.

ARTICLE IV

Duration

The corporation is to have perpetual existence.

ARTICLE V

Registered Office and Resident Agent; Principal Office

The registered office of the corporation in the Commonwealth of Kentucky is 2700 Citizens Plaza, Louisville, Kentucky 40202, and the name of the initial registered agent of the corporation at such address is David C. Fannin.

The address of the principal office of the corporation is 3001 West Big Beaver, Suite 230, Troy, Michigan 48084.

# ARTICLE VI

## Members

All owners of record of Units in Crescent Centre Condominiums shall be members of the corporation, and membership in the corporation shall be limited to such owners of record of Units. Membership in the corporation shall terminate when a person is no longer the owner of record of a Unit. Subject to the foregoing, admission to and termination of membership and the voting rights of members shall be more particularly governed by the Master Deed for Crescent Centre Condominiums and the Bylaws for the corporation.

# ARTICLE VII

## Incorporator

The name and address of the Incorporator of the corporation is David C. Fannin, 2700 Citizens Plaza, Louisville, Kentucky 40202.

# ARTICLE VIII

## Directors

The initial Board of Directors of the corporation shall consist of three (3) persons who shall serve until the

first annual meeting of the members of the corporation. The names and addresses of said director(s) are:

William F. Caldwell  
3001 W. Big Beaver  
Suite 230  
Troy, Michigan 48084

Edward R. Gallagher  
3001 W. Big Beaver  
Suite 230  
Troy, Michigan 48084

Curtis F. Clauser  
3001 W. Big Beaver  
Suite 230  
Troy, Michigan 48084

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

By

  
David C. Fannin

COMMONWEALTH OF KENTUCKY )

: SS

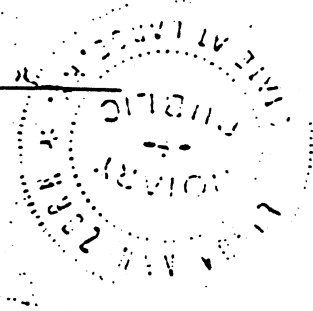
COUNTY OF JEFFERSON )

I, the undersigned Notary Public in and for the Commonwealth and County aforesaid, do hereby certify that David C. Fannin personally appeared before me and, after having been duly sworn, declared, acknowledged and verified

the foregoing to be the Articles of Incorporation of Crescent Centre Association, Inc., this 17th day of September, 1987.

My commission expires: 5/15/91.

Linda Ann Dyer  
Notary Public



THIS INSTRUMENT WAS PREPARED BY:

David D. Fannin  
David D. Fannin  
WYATT, TARRANT & COMBS  
Citizens Plaza  
Louisville, Kentucky 40202  
(502) 589-5235

AAR22/402

*Handwritten:*  
1922-61  
Wyatt  
85  
Junklins

Exhibit A  
to  
Master Deed

(Legal Description of Land)

BEGINNING at a point in the west line of Second Street, South 7° 45' West 356.00 feet from its intersection with the south line of Chestnut Street as measured along said west line; thence with said west line, South 7° 45' West 254.00 feet to its intersection with the north line of the tract conveyed to George Marr by Deed of record in Deed Book 4143, Page 387 in the Office of the Clerk of the County Court of Jefferson County, Kentucky; thence with said north line North 82° 16' 33" West 124.50 feet to a point in same; thence leaving said north line North 7° 45' East 254.00 feet and South 82° 16' 33" East 124.50 feet to the POINT OF BEGINNING.

Being Tract 2 as shown on the Plat attached to and made a part of the Deed from the Urban Renewal and Community Development Agency to CAI Louisville Renaissance Company, a Kentucky limited partnership, dated October 24, 1986, of record in Deed Book 5624, Page 610, in the Office of the Jefferson County, Kentucky Court Clerk.

Exhibit B  
to  
Master Deed

(Percentage Interest of each Unit in Common Elements)

<u>Unit #</u>	<u>Area in Square Ft.</u>	<u>Percentage Interest</u>
A1	1,815.8278	4.5339%
A2	1,812.1635	4.5247%
A3	1,812.1635	4.5247%
A4	1,812.1635	4.5247%
A5	1,812.1635	4.5247%
A6	1,815.8278	4.5339%
A7	1,815.8278	4.5339%
A8	1,812.1635	4.5247%
A9	1,812.1635	4.5247%
A10	1,812.1635	4.5247%
A11	1,812.1635	4.5247%
A12	1,815.8278	4.5339%
B1	1,831.7438	4.5736%
B2	1,831.7438	4.5736%
B3	1,831.7438	4.5736%
B4	1,831.7438	4.5736%
B5	1,817.8583	4.5390%
B6	1,817.8583	4.5390%
B7	1,831.7438	4.5736%
B8	1,831.7438	4.5736%
B9	1,831.7438	4.5736%
B10	1,831.7438	4.5736%
TOTALS	40,050.2862	100.0000%

END OF DOCUMENT

CONDOMINIUM  
CR  
APT. OWNERSHIP  
BOOK 5705 PAGE 986  
FILE NO 502

841671  
Wright  
64.50  
10-28-13  
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