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Madison Cnty Judge of Probate, AL  
09/11/2015 09:56:47 AM FILED/CERT

**ARTICLES OF INCORPORATION  
OF  
LANIER LAKES HOMEOWNERS ASSOCIATION, INC.  
A NON-PROFIT CORPORATION**

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Pursuant to the provisions of the Alabama Nonprofit Corporation Law, the undersigned hereby adopts the following Articles of Incorporation.

**ARTICLE I: Name**

The name of the corporation is Lanier Lakes Homeowners Association, Inc. (the “Corporation.”)

**ARTICLE II: Conversion**

The Corporation was converted pursuant to *Ala. Code (1975) § 10A-1-8.01* from Lanier Lakes Homeowners Association, an unincorporated nonprofit association, organized pursuant to the provisions of *Ala. Code § 10A-17-1.01 et al.*

**ARTICLE III: Duration**

The Corporation shall have perpetual duration.

**ARTICLE IV: Applicable Statute**

The corporation is organized pursuant to the provisions of *Ala. Code § 10A-3-1.01 et al.* (the “Alabama Nonprofit Corporation Law”)

## ARTICLE V: Purpose

The purpose of the Corporation is to engage in any lawful act or activity for which corporations may be organized under the Alabama Nonprofit Corporation Law. The Corporation does not contemplate monetary gain or profit to its members. By way of explanation and not of limitation, the purposes for which the Corporation is formed are:

1. To be and constitute the association to which reference is made in the Declaration of Protective Covenants for Lanier Lakes Subdivision, recorded at Document No. 20050822000561700 in the Office of the Judge of Probate of Madison County, as the same may be amended from time to time as therein provided (the "Declaration"), to perform all obligations and duties of such association, and to exercise all rights and powers of such association, as specified therein, in the By-Laws of Lanier Lakes Homeowners Association, Inc. (the "By-Laws"), and as provided by law; and
2. To provide an entity for the furtherance of the interests of the owners of property subject to the Covenants.

In furtherance of its purposes, the Corporation shall have the following powers, which, unless indicated otherwise by the Declaration and By-Laws, may be exercised by the board of directors of the Corporation:

1. All of the powers conferred upon nonprofit corporations by common law and the statutes of the state of Alabama in effect from time to time;
2. All of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the By-Laws, or the

Declaration, including, without limitation, the following:

- (a) To fix and collect assessments or other charges to be levied;
- (b) To manage, control, operate, maintain, repair, and improve property subjected to the Declaration or any other property for which the Corporation by rule, regulation, declaration, or contract has a right or duty to provide such services;
- (c) To enforce covenants, conditions, or restrictions affecting any property to the extent that the Corporation may be authorized to do so under any Declaration or By-Laws;
- (d) To engage in activities which will actively foster, promote, and advance the common interests of all owners of property within the Development;
- (e) To buy or otherwise acquire, sell, or otherwise dispose of, mortgage, or otherwise encumber, exchange, lease, hold, use, operate, and otherwise deal in and with real, personal, and mixed property of all kinds and any right or interest therein for any purpose of the Corporation;
- (f) To borrow money for any purpose as may be limited in the By-Laws;
- (g) To enter into, make, perform, or enforce contracts of every kind and description, and to do all other acts necessary, appropriate, or advisable in carrying out any purpose of the Corporation, with or in association with any other association, corporation, or other entity or agency, public or private;
- (h) To act as agent, trustee, or other representative of other corporations, firms, or individuals, and as such to advance the business or ownership interests

in such corporations, firms, or individuals;

- (i) To adopt, alter, and amend or repeal such By-Laws as may be necessary or desirable for the proper management of the affairs of the Corporation; provided, however, such By-Laws may not be inconsistent with or contrary to any provisions of the Declaration; and
- (j) To provide any and all supplemental municipal services as may be necessary or proper.

The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers which may now or hereafter be allowed or permitted by law; and the powers specified in each of the paragraphs of this Article are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provision of this Article.

#### **ARTICLE VI: Membership**

The Corporation shall be a membership corporation without certificates or shares of stock. Each member of the Corporation shall be entitled to vote as provided in the Declaration and Bylaws.

#### **ARTICLE VII: Registered Agent**

The location and mailing address of the initial registered office of the Corporation shall be 230 Crab Orchard Drive, Madison, AL 35757. The name of the registered agent of the Corporation at such address is Cathey Collinsworth.

**ARTICLE VIII: Board of Directors**

The number of directors constituting the initial Board of Directors is five (5) and the names and addresses of these initial directors are as follows:

**Cathey Collinsworth**

**Steven Chrisley**

**Steven Sprayberry**

**Rita Thaler**

**Judson Wilson**

**ARTICLE IX: Incorporators**

The names and addresses of the incorporators are:

**Cathey Collinsworth**

**Steven Chrisley**

**Steven Sprayberry**

**Rita Thaler**

**Judson Wilson**

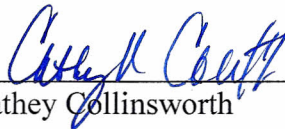
**ARTICLE X: Management and Control**


The management and control of said Corporation is hereby vested in the Board of Directors, which is authorized to do and perform all acts incidental to the management of said Corporation.

**ARTICLE XI: Bylaws**


The Corporation shall have the power to make by-laws for the government of said Corporation, its officers and agents, and for all other purposes not inconsistent with the laws of the State of Alabama.

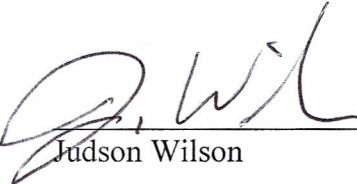
IN WITNESS WHEREOF, the undersigned have executed these Articles of Incorporation as of the 10 day of September, 2015.

  
\_\_\_\_\_  
Cathey Collinsworth

  
\_\_\_\_\_  
Steven Chrisley

  
\_\_\_\_\_  
Steven Sprayberry

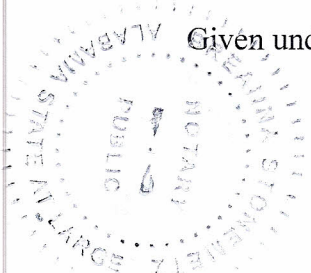
  
\_\_\_\_\_  
Rita Thaler

  
\_\_\_\_\_  
Judson Wilson

STATE OF ALABAMA  
COUNTY OF MADISON

I, the undersigned Notary Public in and for said County and State, hereby certify that Cathey Collinsworth, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of this conveyance, she executed the same voluntarily on the day same bears date.

Given under my hand and seal this the 10<sup>th</sup> day of September, 2015.



*[Handwritten Signature]*

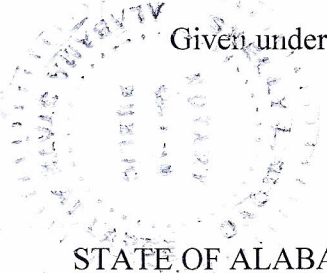
NOTARY PUBLIC

My Commission Expires: 2/24/16

STATE OF ALABAMA  
COUNTY OF MADISON

I, the undersigned Notary Public in and for said County and State, hereby certify that Steve Chrisley, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day same bears date.

Given under my hand and seal this the 10<sup>th</sup> day of September, 2015.



*[Handwritten Signature: Shelly A. Boyal]*

NOTARY PUBLIC

STATE OF ALABAMA  
COUNTY OF MADISON

I, the undersigned Notary Public in and for said County and State, hereby certify that Steven Sprayberry, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day same bears date.

Given under my hand and seal this the 10<sup>th</sup> day of September, 2015.



*[Handwritten Signature: Shelly A. Boyal]*

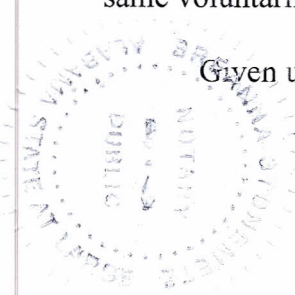
NOTARY PUBLIC

STATE OF ALABAMA  
COUNTY OF MADISON

I, the undersigned Notary Public in and for said County and State, hereby certify that Rita Thaler, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of this conveyance, she executed the same voluntarily on the day same bears date.

Given under my hand and seal this the 10<sup>th</sup> day of September, 2015.

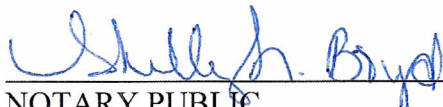
  
NOTARY PUBLIC 2/24/16



STATE OF ALABAMA  
COUNTY OF MADISON

I, the undersigned Notary Public in and for said County and State, hereby certify that Judson Wilson, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day same bears date.

Given under my hand and seal this the 10<sup>th</sup> day of September, 2015.

  
NOTARY PUBLIC 6/11/16



This instrument prepared by:

Adam C. Dauro

Heard Ary, LLC

303 Williams Ave., Ste. 921

Huntsville, Alabama 35801

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