



Tre Hargett
Secretary of State

Division of Business Services
Department of State
State of Tennessee

312 Rosa L. Parks AVE, 6th FL
Nashville, TN 37243-1102

Karen Johnson Davidson County
Batch# 366253 CHARTER
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Spring Creek Farms Homeowners Association, Inc
STE 202
7175 NOLENSVILLE RD
NOLENSVILLE, TN 37135-9656

March 2, 2020

Filing Acknowledgment

Please review the filing information below and notify our office immediately of any discrepancies.

SOS Control # :	001083462	Formation Locale:	TENNESSEE
Filing Type:	Nonprofit Corporation - Domestic	Date Formed:	03/02/2020
Filing Date:	03/02/2020 2:46 PM	Fiscal Year Close:	12
Status:	Active	Annual Report Due:	04/01/2021
Duration Term:	Perpetual	Image # :	B0780-7841
Public/Mutual Benefit:	Mutual		
Business County:	DAVIDSON COUNTY		

Document Receipt

Receipt # : 005330658	Filing Fee:	\$100.00
Payment-Check/MO - CAPITAL FILING SERVICE INC, NASHVILLE, TN		\$100.00

Registered Agent Address:

DESIREE SIMONETTI
STE 202
7175 NOLENSVILLE RD
NOLENSVILLE, TN 37135-9656

Principal Address:

STE 202
7175 NOLENSVILLE RD
NOLENSVILLE, TN 37135-9656

Congratulations on the successful filing of your **Charter** for **Spring Creek Farms Homeowners Association, Inc** in the State of Tennessee which is effective on the date shown above. You must also file this document in the office of the Register of Deeds in the county where the entity has its principal office if such principal office is in Tennessee. Please visit the Tennessee Department of Revenue website (www.tn.gov/revenue) to determine your online tax registration requirements. If you need to obtain a Certificate of Existence for this entity, you can request, pay for, and receive it from our website.

You must file an Annual Report with this office on or before the Annual Report Due Date noted above and maintain a Registered Office and Registered Agent. Failure to do so will subject the business to Administrative Dissolution/Revocation.

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Processed By: Carol Dickerson

CHARTER OF**FILED**SPRING CREEK FARMS HOMEOWNERS ASSOCIATION, INC.

In accordance with the provisions of Section 48-52-102 of the Tennessee Nonprofit Corporation Act, the undersigned hereby files the following Charter:

1. Name. The name of the corporation is:

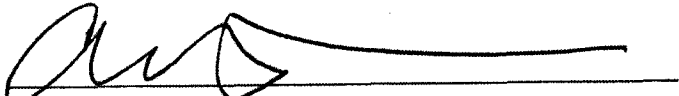
Spring Creek Farms Homeowners Association, Inc

2. Mutual Benefit. This corporation is a mutual benefit corporation.
3. Registered Office. The location of the initial registered office of the corporation is 7175 Nolensville Rd, Ste 202, Nolensville, TN 37135, and the name of the initial registered agent at that address is Ms. Desiree Simonetti.
4. The incorporator of the corporation is Alison Boyer, whose address is Miller & Martin PLLC, 832 Georgia Avenue, Suite 1200, Chattanooga, Hamilton County, Tennessee 37402.
5. Principal Office. The principal office of the corporation is 7175 Nolensville Road, Ste 202, Nolensville, TN 37135.
6. Nonprofit. The corporation is not for profit.
7. Members. The corporation will have members. The members shall be such persons who are authorized to be members of the corporation under the Declaration. Spring Creek Farms Homeowners Association, Inc. located in Marshall County, Tennessee, and filed or to be filed of record in the Register's Office of Marshall County, Tennessee (the "Declaration").
8. Purpose. The corporation is organized and is to be operated to carry on any and all of the exempt functions of a homeowner association organized as a not for profit corporation under the Act, including, without limitation, to provide for the acquisition, construction, management, maintenance and care of the property of a subdivision.
9. Indemnification and Advancement of Expenses. To the fullest extent permitted by the Act, as in effect on the date hereof and as hereafter amended from time to time, a director of the corporation shall not be liable to the corporation or its members for monetary damages for breach of a fiduciary duty as a director. If the Act is amended or any successor statute is amended after adoption of this provision to authorize action further eliminating or limiting the personal liability of directors, then the liability of a director of the corporation shall be eliminated or limited to the fullest extent permitted by the Act, as so amended from time to time, or such successor statute. Any repeal or modification of this paragraph shall not adversely affect any right or protection of a director of the

corporation existing at the time of such repeal or modification or with respect to events occurring prior to such time.

8. No Private Inurement. No part of the net earnings of the corporation shall inure to the benefit or, or be distributable to, its directors, officers, or other private persons. However, the corporation shall be authorized and empowered to pay reasonable compensation for services rendered to it or on its behalf, pay reimbursements for expenses incurred on its behalf, and make payments and distributions in furtherance of the corporation's purposes.
9. Dissolution. In the event of liquidation, dissolution or winding up of the corporation, whether voluntary, involuntary or by operation of law, the residual assets of the corporation shall be distributed to the members in accordance with their respective interests in the corporation.


The undersigned, being the incorporator, for the purpose of forming a corporation pursuant to the Act, does make this certificate, hereby declaring and certifying that this is my act and deed and the facts herein stated are true, and accordingly have hereunto set my hand this 2nd day of March, 2020.



Alison Boyer, Incorporator

Affidavit

I, Andrew C. Henson do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.


Signature

State of Tennessee

County of Davidson

Personally appeared before me, __Jennifer R. Thompson__, a notary public for this

county and state, Andrew Henson

who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.


Notary signature

My Commission Expires: 5-3-21

Notary Seal:

