

# State of Tennessee

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ARTICLES



## Department of State

### Certificate

The undersigned, as Secretary of State of the State of Tennessee, hereby certifies that the attached document was received for filing on behalf of

DEERFIELD RESORT HOMEOWNERS ASSOCIATION, INC.

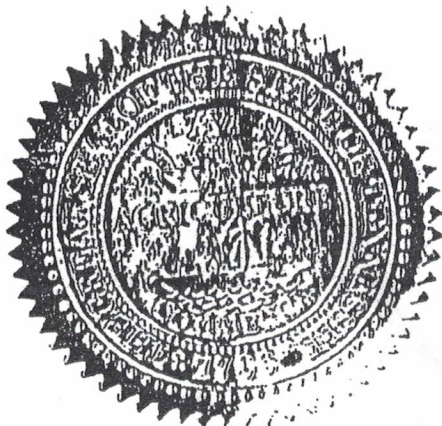
was duly executed in accordance with the Tennessee General Corporation Act, was found to conform to law and was filed by the undersigned, as Secretary of State, on the date noted on the document.

Therefore, the undersigned, as Secretary of State, and by virtue of the authority vested in him by law, hereby issues this certificate and attaches hereto the document which was duly filed on April 15th, 1986.

*Hentry Crowell*

Secretary of State

by *Quetta Cochran*



STATE OF TENNESSEE, CAMPBELL COUNTY

The foregoing instrument and certificate were noted in Note Book 13  
Page 51 At 9:00 Clock A.M. 4-23 1986 and  
recorded in Charte Book 9 Page 426 State Tax Paid.  
Fee \_\_\_\_\_ Recording Fee 5.00 Total \$ 5.00

Receipt No. 23751  
Register of Deeds Ronnie C Branan

1988 APR 15 AM 8:07

ARTICLES OF INCORPORATION

OF

DEERFIELD RESORT HOMEOWNERS ASSOCIATION, INC.

In compliance with the requirements of Tennessee Code Annotated, Chapter 1, § 48-101, et seq., entitled General Corporation Act, the undersigned, who is of legal age, has this day voluntarily associated himself for the purpose of forming a corporation not for profit and does hereby certify:

ARTICLE I

The name of the corporation is Deerfield Resort Homeowners Association, Inc., hereinafter called the "Association".

ARTICLE II

The principal office of the Association is located at LaFollette, Campbell County, Tennessee, 37766.

ARTICLE III

Paul Fields, whose address is 1625 Jackshoro Pike, LaFollette Tennessee, 37766, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE OF POWERS OF THE ASSOCIATION

This association does not contemplate pecuniary gain or profit to the profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and private control of Common areas and Roadways within that certain tract of property as shown on "Exhibit A" attached hereto, which is known as the Deerfield Resort Area, and to promote the health, safety, and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

- (a) Exercies all of the powers and privileges and to perform all of the duties and obligation of the Association as set forth in the By-Laws, applicable to the property and recorded or to be recorded in the office of the Register of Deeds for Campbell County, Tennessee, as the same may be amended from time to time as therein provided, said By-Laws being incorporated herein as if set forth at length.



SECRETARY OF (D) 1986 APR 15 11:07

Fix, levy, collect and enforce payment by any lawful means all charges or assessments pursuant to the terms of the By-Laws; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association.

(c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for private use or otherwise dispose of real or personal property in connection with the affairs of the Association.

(d) To maintain all roadways in the Deerfield Resort Area, the same roadways, to be maintained by the developer until 12/31/88 or until 75 % of the lots have ben sold at which time developer will convey title to the roadway to the association and the association shall assume the responsibility of the maintenance of said roadways. It is understood that common areas and roadways shall always remain private and in no way shall they be deemed public property.

(e) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and common area, provided that any such merger, consolidation or annexation shall have the assent of 2/3rds of each class of members.

(f) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-profit corporation Laws of the State of Tennessee by law may now or hereafter have or exercise.

ARTICLE V

Every person or entity who is a record owner of a fee or undivided fee interest in any lot or lots which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated form ownership of any lot or lots

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ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

CLASS A: Class A members shall be all owners, with the exception of the Developers, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any lot.

CLASS B: The Class B member (s) shall be the Developer and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following event, whichever occurs earlier:

- (a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership or
- (b) On 12/31/88

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this association shall be managed by a Board of three (3) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

- Paul R. Fields
- Doyle Hill
- Vesper Singleton

At the first annual meeting the members shall elect one director for a term of one year, one director for a term of two years and one director for a term of three years; and at each annual meeting thereafter the members shall elect one director for a term of three years.

ARTICLE VIII

DURATION

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SECRETARY OF STATE  
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The corporation shall exist perpetually.

ARTICLE IX

Amendment of these Articles shall require the assent of 75% of the entire membership.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Tennessee, the undersigned, constituting the incorporator (s) of this Association, have executed these Articles of Incorporation this 1st day of March, 1986.

Paul R. Fields

O A T H

STATE OF TENNESSEE  
COUNTY OF CAMPBELL

Personally appeared before me, ANDY TROUTMAN, a Notary Public in and for the aforesaid State and County, the within named party, PAUL R. FIELDS, with whom I am personally acquainted, and who, after being duly sworn according to law, makes oath that he/she has read the foregoing Articles of Incorporation, and understands the contents thereof; and that he/she executed same for the purposes therein contained.

WITNESS My hand and seal on this the 1st day of March, 1986.

Andy Troutman  
NOTARY PUBLIC

My commission expires: FEB. 14, 1990