

*CHARTER
OF
WESTOWNE ESTATES HOMEOWNERS ASSOCIATION*

The undersigned, acting as the incorporator of a corporation under the Tennessee Nonprofit Corporation Act, adopts the following Charter for such corporation:

1. The name of the corporation is Westowne Estates Homeowners Association.
2. This corporation is a mutual benefit corporation.
3. The street address of the initial registered office of the corporation is 233 West Stevens, Cookeville, Tennessee, 38501, and the initial registered agent for the corporation at that office is David C. Burnett.
4. The name and address of the incorporator is:

David C. Burnett
233 West Stevens Street
Cookeville, TN 38501

5. The street address of the principal office of the incorporation is 233 West Stevens St., Cookeville, Tennessee, 38501.

The initial registered office, the address of the incorporator and the principal office of the corporation are all located in Putnam County, Tennessee.

6. The corporation is not for profit.
7. The corporation shall have members. The members of the corporation shall be owners of Lots in Westowne Estates, a subdivision in Cookeville, Putnam County, Tennessee. Upon conveyance or transfer of the ownership interest in the Lots in Westowne Estates, the new owner or owners shall succeed to the former unit owner's or owners' membership, and the membership of the former unit owner or owners shall terminate.
8. To the extent allowed by the laws of the State of Tennessee, no present or future director of the corporation (or his or her estate, heirs and personal representatives) shall be liable to the corporation or its members

for monetary damages for breach of fiduciary duty as a director of the corporation. Any liability of a director (or his or her estate, heirs and personal representatives) shall be further eliminated or limited to the fullest extent allowed by the laws of the State of Tennessee, as may hereafter be adopted or amended.

9. With respect to claims or liabilities arising out of service as a director or officer of the corporation, the corporation shall indemnify and advance expenses to each present and future director and officer (and his or her estate, heirs and personal representatives) the fullest extent allowed by the laws of the State of Tennessee, both as now in effect and as hereafter adopted or amended.

10. The corporation is organized for the purpose of providing for the maintenance and expenses related to the postal complex and entrance area.

11. No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, its directors, officers, members or other private individuals or persons, except that the corporation shall be authorized and empowered to

- (a) pay reasonable compensation for goods and services rendered,
- (b) rebate excess membership dues, fees or assessments, and
- (c) make payments in furtherance of the purposes set forth in the paragraph just above.

12. Upon dissolution, after all creditors of the corporation have been paid and any excess membership dues, fees or assessments have been rebated, its assets shall be distributed to its members as tenants in common.

DATED this 30th day of June, 2020.


David C. Burnett - Incorporator

Harold Burris, Register
Putnam County
Rec #: 193747 Instrument #: 256679
Rec'd: 10.00 Recorded
State: 0.00 5/7/2021 at 9:20 AM
Clerk: 0.00 in Record Book
Other: 2.00 1301
Total: 12.00 PGS 791-792