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Tre Hargett
Secretary of State



4 PGS:AL-CHARTER	
CHELSIE BATCH: 205812 08/27/2019 - 08:58 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	5.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	7.00

STATE OF TENNESSEE, WASHINGTON COUNTY
TERESA H. BOWMAN
REGISTER OF DEEDS

Division of Business Services
Department of State
State of Tennessee
312 Rosa L. Parks AVE, 6th FL
Nashville, TN 37243-1102

VINES FARM ON MAIN HOMEOWNER'S ASSOCIATION, INC.
STE 12
806 E JACKSON BLVD
JONESBOROUGH, TN 37659-1536

August 21, 2019

Filing Acknowledgment

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

SOS Control # :	001046882	Formation Locale:	TENNESSEE
Filing Type:	Nonprofit Corporation - Domestic	Date Formed:	08/21/2019
Filing Date:	08/21/2019 11:47 AM	Fiscal Year Close:	12
Status:	Active	Annual Report Due:	04/01/2020
Duration Term:	Perpetual	Image # :	B0607-7277
Public/Mutual Benefit:	Mutual		
Business County:	WASHINGTON COUNTY		

Document Receipt

Receipt # : 004981071	Filing Fee:	\$100.00
Payment-Check/MO - Wolfe Development, Jonesborough, TN		\$100.00

Registered Agent Address:

JENNIFER WOLFE
STE 12
806 E JACKSON BLVD
JONESBOROUGH, TN 37659-1536

Principal Address:

STE 12
806 E JACKSON BLVD
JONESBOROUGH, TN 37659-1536

Congratulations on the successful filing of your **Charter** for **VINES FARM ON MAIN HOMEOWNER'S 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.

Tre Hargett
Secretary of State

Processed By: Brooklyn Harrington

CHARTER

of

VINES FARM ON MAIN HOMEOWNER'S ASSOCIATION, INC.

JENNIFER WOLFE, acting as the incorporator of this corporation under the Tennessee Nonprofit Corporation Act, Title 48, Chapters 51-68, Tennessee Code Annotated, ("TCA"), and pursuant to TCA §48-52-101 adopts the following statements, as required by TCA §48-52-102, as the Charter for such corporation:

- 1. The name of the corporation, which satisfies the requirements of TCA §48-54-101 is Vines Farm on Main Homeowner's Association, Inc..
- 2. This corporation is a mutual benefit corporation.
- 3. This corporation is not a religious organization.
- 4. The street address and zip code of the corporation's initial registered office, the county in which the office is located is Washington County and the name of the initial registered agent at that office is:

REGISTERED AGENT: Jennifer Wolfe

REGISTERED OFFICE: Washington County
 Street Address:
 806 E. Jackson Blvd. Suite 12
 Jonesborough, TN 37659

- 5. The name, address and zip code of the incorporator is:

Jennifer Wolfe
 806 E. Jackson Blvd. Suite 12
 Jonesborough, TN 37659
- 6. The street address and zip code of the principal office of the corporation is:

Street Address: 806 E. Jackson Blvd. Suite 12
 Jonesborough, TN 37659
- 7. The corporation is not for profit.

8. The corporation shall have members. The members of the corporation shall be the owners of lots in the development known as VINES FARM ON MAIN HOMEOWNER'S ASSOCIATION. Upon the conveyance or transfer of the ownership interest in a lot of the development, the new owner or owners shall succeed to the former lot owner's or owners' membership, and the membership of the former lot owner or owners shall terminate.
9. A Director shall not be personally liable to the corporation for monetary damage from breach of fiduciary duty except for:
- A) breach of the director's duty of loyalty to the corporation,
 - B) acts or omissions not in good faith or which involve intentional misconduct or a knowing violation of law, or
 - C) participation in unlawful distributions per TCA §48-48-304.
10. The purposes for which the corporation is organized are:
- A) to provide for the acquisition, construction, management, maintenance and care of association property of Vines Farm on Main Homeowner's Association, and,
 - B) to enforce the restrictions pursuant to the powers given to it by the Restrictions and Reservations for Vines Farm on Main Homeowner's Association establishing Vines Farm on Main Homeowner's Association.
11. The corporation shall not engage in any activity or fail to perform any act which would prevent the corporation from being, or maintaining its status as, a homeowners association as defined by Section 528(c)(1) of the Internal Revenue Code of 1986, 26 U.S.C. §528(c)(1).
12. 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 received and services rendered, (including to members who may have provided such goods and services).
 - B) rebate to members excess membership dues, fees or assessments, and
 - C) make all necessary and reasonable payments in furtherance of its purposes.

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13. Upon dissolution, which shall be effectuated in accordance with TCA §48-64-101 et seq., after all creditors have been paid, the assets owned by the corporation shall be distributed, pro-rata, to the members.

DATED this 13th day of August, 2019.



JENNIFER WOLFE, Incorporator