

**ARTICLES OF INCORPORATION**  
**OF**  
**RIVERCHASE RESIDENTIAL ASSOCIATION, INC.**  
(a corporation not for profit)

TO THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA:

This is to certify that, for the purpose of forming a corporation pursuant to the provisions of the "Alabama Non-Profit Corporation Act" [1940 Code of Alabama (Recomp. 1958), Title 10, Sections 203-63, inclusive], the undersigned do here-by make and file the following Articles of Incorporation.

ARTICLE I

NAME

The name of the corporation shall be: "RIVERCHASE RESIDENTIAL ASSOCIATION, INC."

The corporation is sometimes referred to herein as the "Corporation" or the "Association".

ARTICLE II

DEFINITIONS

SECTION 2.1 Association Land: That part of Riverchase Property which may at any time hereafter be owned by the Association for so long as the Association or successor thereof maybe the owner thereof.

2.2 Board: The Board of Directors of the Association.

2.3 By-Laws: The duly enacted By-Laws of Association.

2.4 Commercial Parcel: Any unit, lot, part or parcel of Riverchase Property designed for a commercial or business purpose or use including apartment projects.

2.5 Declaration: The Declaration of Protective Covenants, Agreements, Easements, Charges and Liens (Residential) applicable to Member's Property which shall be recorded in the Probate Records of Jefferson and/or Shelby Counties, Alabama, as the same may from time to time be supplemented or amended in the manner described therein.

2.6 Deed: Any deed, assignment, lease, or other instrument conveying fee title or a leasehold interest in any part of Riverchase Property subjected to the Declaration.

2.7 Developer: The developer of Riverchase, The Harbert-Equitable Joint Venture under Joint Venture Agreement dated January 30, 1974, an Alabama General Partnership, its successors and assigns.

2.8 Member: A person or other entity who is a record owner of Member's Property.

2.9 Member's Property: That portion of River' chase Property which shall have been submitted to the Declaration for the purpose of creating a lien for assessments in favor of the Association. See also, Section 2.12.

2.10 Open Spaces or Common Areas: Riverchase Property which is conveyed to the Association by the owners or Developers of Riverchase or a part thereof.

2.11 Parcel: commercial parcels. Includes both residential and commercial parcels.

2.12 Property or Subject Property or Member's Property: That part of Riverchase Property subjected to the Declaration.

2.13 Resident: Any person or persons occupying Member's Property.

2.14 Residential Parcel: Any unit, lot, part or parcel of the Property designed for a single family residence including condominium units and single family residential lots platted of record regardless of whether a dwelling has or has not been constructed on such lot.

2.15 Association: The Riverchase Residential Association, Inc., its successors and assigns.

2.16 Riverchase or Riverchase Property: The property described as Riverchase in the Declaration and other property which may be acquired by Developer and developed as a part of Riverchase. That part of Riverchase subjected to the Declaration is referred to as "Property", "Subject Property", or "Member's Property".

### ARTICLE III

#### PRINCIPAL OFFICE AND AGENT

The initial registered office of the Association shall be P. O. Box 1297, Birmingham, Alabama 35201. The registered agent of the Corporation shall be Still Hunter, P. O. Box 1297, Birmingham, Alabama 35201.

### ARTICLE IV

#### OBJECTS, PURPOSES AND POWERS SECTION

SECTION 4.1 This Association shall be a corporation not for profit organized for non-profitable purposes and activities and no part of its net earnings shall inure to the benefit of any private shareholder or member of the Association

SECTION 4.2 The objects and purposes for which this Corporation is organized are as follows:

4.2.1 To establish, maintain, operate and provide all community services of every kind and nature required or desired by the owners of real property within that part of Riverchase which shall be made subject to the jurisdiction of the Association by the Declaration or any supplemental declaration thereto, or other declaration, deed or instrument

4.2.2 To own, acquire, build, operate, and maintain recreation parks, playgrounds, common drives and footways, including buildings, structures, and

personal properties incident thereto, which property is hereinafter referred to as the "Open Spaces" or "Common Areas"; maintain unkept lands and trees; maintain lakes and roadways within Riverchase, the water and drainage systems, and other areas and structures beneficial or useful to Member's Property; supplement municipal and other governmental services; fix assessments to be levied against the Member's Property and the owners of such Member's Property; enforce any and all covenants, restrictions and agreements applicable to the Open Spaces or to Member's Property; and pay taxes, if any, on the Open Spaces; and, insofar as permitted by law, to do any other thing that, in the opinion of the Board, will promote the common benefit and enjoyment of the Members 4.2.3 To provide for the security of its Members, the property of its Members, residents and property of residents of Riverchase; to provide for road maintenance, parking within roadway areas, and traffic control; to provide for garbage and waste collection and disposal; to present a unified effort to the members in protecting the value of the property of Members; to provide fire protection services to Riverchase or any part thereof. 4.2.4 To own, operate and manage the Common Areas or Open Spaces located in Riverchase; to perform and carry out the acts and duties incident to the administration, operation and management of said Open Spaces in accordance with the terms, provisions, and conditions contained in these Articles of Incorporation and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient.

4.2.5 To provide for any or all projects, services, facilities, studies, programs, systems and properties relating to: parks, recreational facilities or services; drain- age systems; streets, roads, highways, walkways, curbing, gutters, sidewalks, trees, flowers and landscaping, fountains, benches, shelters, directional and informational signs, walkways, and bridges, and street, road and highway lighting facilities; facilities for the collection, treatment and disposal of garbage and refuse; facilities or arrangement for facilities for collection and treatment of sewage; mass transit systems, stations and terminals, airfields, airports, air terminals and associated facilities; facilities for the fighting and preventing of fires; auditoriums, galleries, halls, amphitheaters, theaters, arenas and stadiums, educational buildings and facilities, including equipment, supplies and accessories in connection therewith, storage and maintenance yards, garages and other buildings and facilities deemed necessary or desirable by the Board in connection with the administration, management, control and operation of the Association; libraries, including equipment, books, supplies and accessories in connection therewith; hospitals and clinics, including equipment, medicines, supplies and accessories in connection therewith; traffic engineering programs and parking facilities; facilities for animal rescue and shelter; lakes, dams, parks, zoos, playgrounds, boat basins and marinas, equestrian centers and facilities; skeet ranges, bowling alleys, and other related or unrelated recreational facilities; and any and all other improvements, utilities, facilities and to the interest of the Property, Members and Residents.

4.2.6 To do such other things as may be necessary and proper for the carrying out and accomplishment of the above objects and purposes and of such other objects and purposes as are deemed necessary and proper by its Directors. The objects and purposes expressed herein relate to services, benefits and expenditures pertaining to, derived from, or in connection with Riverchase or areas thereof intended for and available for the common use and enjoyment or need of the Members.

4.3 In furtherance of the aforesaid objects, purposes and powers, the Association shall have and exercise all of the powers of a Corporation Not for

Profit organized and existing under the laws of the State of Alabama and all of the powers of a Corporation Not for Profit organized and existing under the powers reasonably necessary to implement the powers of the Association, which powers shall include but are not limited, to, the power:

4.3.1 To make, levy and collect assessments and annual, monthly or quarterly maintenance charges from its Members and to expend the proceeds of such assessments and charges for the benefit of its Members.

4.3.2 To contract with others to provide the services, benefits and advantages desired.

4.3.3 To enforce by legal action suits on behalf of the Association.

4.3.4 To make, establish and enforce reasonable rules and regulations governing the use of the Open Spaces.

4.3.5 To maintain, repair, replace and operate those portions of the property that the Association has the duty or right to maintain, repair, replace and operate under these Articles and the By-Laws of the Association

4.3.6 To contract for the management of the property and to delegate to such contractors all or a part of the powers and duties of the Association.

4.3.7 To employ personnel to perform the services required or authorized by these Articles, the Declaration and by the By-Laws of the Association.

4.3.8 To purchase insurance upon the Open Spaces for the protection of the Association and its Members.

4.3.9 To reconstruct improvements constructed on the real property after casualty or other loss.

4.3.10 To make additional improvements on and to the Association Property.

4.3.11 To acquire and enter into agreements whereby it acquires leaseholds, memberships or other possessory or use interests in lands or facilities including but not limited to marinas, lakes and other recreational facilities, whether or not contiguous.

4.3.12 To enforce by legal action the provisions of these Articles, the By-Laws and the Declaration.

## ARTICLE V

### MEMBERS

SECTION 5.1 The Members of this Association shall consist of all record owners of Member's Property, but shall not include mortgagees or other holders of security interests only. No person other than the Developer of Riverchase or designees of such Developer, who does not own real property in Riverchase may be a Member of the Association. The first Board of Directors named in these Articles of Incorporation and other Directors selected by Class B members, regardless of such ownership of real property in Riverchase, shall also be Members of the Association until December 31, 1990, or until all the then Class B members so designate in a writing delivered to the Association, whichever

shall first occur. Fees, dues, assessments and charges required of Members shall be set in the manner prescribed by the By-Laws of the Association and in the Declaration.

5.2 Membership in this Association cannot be assigned, hypothecated or transferred in any manner except as may be provided in the By-Laws

5.3 The Association shall have two classes of voting membership: Class A and Class B.

Class A members shall be all persons owning one or more Commercial Parcels constituting Member's Property, excepting those persons (or other entities) who are Class B members.

Class B members shall be The Harbert-Equitable Joint Venture, an Alabama General Partnership, and any other persons (or other entities) who own Member's Property, provided such persons have been designated as Class B members by Developer. The Class B membership shall terminate and the then Class B members shall become Class A members at such time as all the then Class B members so designate in a writing delivered to the Association or (b) on December 31, 1990, which shall first occur. When entitled to vote, each Member shall have one vote for each Parcel owned by such Member. Until the time at which the Class B membership terminates, as provided herein, the Class B members shall be vested with the sole voting rights in the Association, except on such matters as to which the Declaration, these Articles of Incorporation, or the By-Laws specifically require a vote of each and every class of membership, or except as required by law.

#### ARTICLE VI

##### TERM

This Corporation shall exist perpetually.

#### ARTICLE VII

##### SUBSCRIBERS

The names and residences of the three incorporators of the Corporation are as follows:

- |     |                  |  |
|-----|------------------|--|
| (1) | Edwin M. Dixon   | P. O. Box 1297<br>Birmingham, Alabama 35201        |
| (2) | Still Hunter     | P. O. Box 1297<br>Birmingham, Alabama 35201        |
| (3) | H. Hampton Boles | 600 North 18th Street<br>Birmingham, Alabama 35203 |

ARTICLE VIII

BOARD OF DIRECTORS

The business and affairs of the Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than fifteen (15) Directors. The first Board of Directors shall consist of three (3) members. Change in the maximum number of Directors shall be permitted by amendment to the By-Laws of the Association or by amendment to the Articles of Incorporation. The Board of Directors shall be elected by the Members of the Association entitled to vote. The names and addresses of the first Board of Directors who shall hold office until December 31, 1990, or until all the then Class B. members so designate in a writing delivered to the Association whichever shall first occur, and thereafter until their successors are elected and have qualified, are as follows:

Class I.	Edwin M. Dixon	P. O. Box 1297 Birmingham, AL 35201
Class II.	Still Hunter	P. O. Box 1297 Birmingham, AL 35201
Class II.	Donald D. Evans	Room 2034, Equitable Life Building 100 Peachtree Street Atlanta, Georgia 30303

Provided however, that at a time no later than March 1, 1983, the number of Directors shall be increased to seven (7), at least three (3) of whom are elected by Class A Members and four (4) of whom are elected by Class B Members.

Subsequent to December 31, 1999, or when all of the then Class B members so designate in a writing delivered to the Association, whichever shall first occur, Class I Directors shall be elected for terms of two (2) years and Class II Directors shall be elected for a term of three (3) years. The Directors of the Association shall be elected at the time and in the manner provided for in the By-Laws. Among other things, the Board of Directors shall have authority to make and alter By-Laws and the further authority to exercise all such other powers and to do all such other lawful acts and things which this Association, or its Members might do, unless prohibited from doing so by applicable laws, or the Articles of Incorporation, or by the By-Laws of this Association.

ARTICLE IX

OFFICERS

The officers of the Association shall consist of a President, one or more Vice Presidents, a Secretary and a Treasurer. The officers of the Association shall be elected by the Board of Directors of the Association in accordance with the provisions of the By-Laws of the Association. Any two (2) or more offices may be held by the same person, except the offices of President and Secretary.

## ARTICLE X

### INDEMNIFICATION

Every Director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved by reason of his being or having been a Director or officer of the Association, or any settlement thereof, whether or not he is a Director or officer at the time such expenses are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

## ARTICLE XI

### DISPOSITION OF ASSETS UPON DISSOLUTION

No Member, Director or officer of the Association or other private individual shall be entitled to share in the distribution of any of the Association assets upon dissolution of the Association. Unless agreed to the contrary by seventy-five percent (75%) of each and every class of membership, upon dissolution of the Association, the assets of the Association shall be granted, conveyed and assigned to an appropriate public body, agency or agencies, utility or utilities or any one or more of them or to anyone or more non-profit corporations, associations, trusts or other organizations to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. " ., No disposition of the Association's assets shall be effective to divest or diminish any right or title of any Member vested in him under recorded covenants and restrictions applicable to such assets unless made in accordance with the provisions of such covenants and restrictions.

## ARTICLE XII

### AMENDMENT OF ARTICLES

These Articles may be amended by an affirmative vote of two-thirds (2/3) of the Members of the Association entitled to vote.

ARTICLE XIII

BY-LAWS

The Association shall adopt By-Laws governing the conduct of the affairs of the Association. The By-Laws shall be altered, amended, or rescinded as provided in the By-Laws.

IN WITNESS WHEREOF, the subscribing incorporators have hereunto set their hands and seals and caused these Articles of Incorporation to be executed this 8th day of March, 1976.

Edwin M. Dixon  
Still Hunter  
H. Hampton Boles



FIRST AMENDMENT TO THE ARTICLES OF INCORPORATION OF  
RIVERCHASE RESIDENTIAL ASSOCIATION, INC.  
(A CORPORATION NOT FOR PROFIT)

Pursuant to the provisions of section 10-3A-82 of the Code of Alabama, 1975, the undersigned Corporation adopts the following amendments to its Articles of Incorporation:

First: The name of the Corporation Riverchase Association, Inc.

Second: The following amendments to the Articles. Incorporation were adopted by written consent of the sole member entitled to vote thereon on December 4, 1990, in the manner prescribed by the Alabama Nonprofit Corporation Act:

1. Article VIII of the Articles of Incorporation of Residential Association, Inc. (a corporation not for profit) is hereby amended so that said Article VIII shall read as follows:

"Article VIII

BOARD OF DIRECTORS

The business and affairs of the Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than fifteen (15) Directors. The first Board of Directors shall consist of three (3) members. Change in the maximum number of Directors shall be permitted by amendment to the By-Laws of the Association or by amendment to the Articles of Incorporation. The Board of Directors shall be elected by the Members of the ~ Association entitled to vote. The names ~ addresses of the first Board of Directors who shall -hold office until December 31, 1990, or until all d the 'then Class B members so designate in a " delivered to the Association whichever shall occur, and thereafter until their successors elected and have qualified, are as follows:

Class I.	Edwin M. Dixon	P. O. Box 1297 Birmingham, AL 35201
Class II.	Still Hunter	P. O. Box 1297 Birmingham, AL 35201
Class III.	Donald D. Evans	Room 2034, Equitable Life Building 100 Peachtree Street Atlanta, GA 30303