



Shelby County Tennessee
Shelandra Y. Ford
 Shelby County Register

As evidenced by the instrument number shown below, this document
 has been recorded as a permanent record in the archives of the
 Office of the Shelby County Register.

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09/18/2018 - 03:17 PM

4 PGS	
DONALD	1785029-18095664
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	5.00
DP FEE	2.00
REGISTER'S FEE	0.00
WALK THRU FEE	0.00
TOTAL AMOUNT	7.00

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE



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

Evergreen Manor Homeowners Association, Inc.
C/O BILL MAY
10971 CHAPEL HILL RD
LAKELAND, TN 38002-5897

September 18, 2018

Filing Acknowledgment

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

SOS Control # :	000984993	Formation Locale:	TENNESSEE
Filing Type:	Nonprofit Corporation - Domestic	Date Formed:	09/13/2018
Filing Date:	09/13/2018 2:16 PM	Fiscal Year Close:	12
Status:	Active	Annual Report Due:	04/01/2019
Duration Term:	Perpetual	Image # :	B0597-2092
Public/Mutual Benefit:	Mutual		
Business County:	SHELBY COUNTY		

Document Receipt

Receipt # : 004287189	Filing Fee:	\$100.00
Payment-Check/MO - DINKELSPIEL, RASMUSSEN & MINK, PLLC, MEMPHIS, TN		\$100.00

Registered Agent Address:
BILL MAY
10971 CHAPEL HILL RD
LAKELAND, TN 38002-5897

Principal Address:
C/O BILL MAY
10971 CHAPEL HILL RD
LAKELAND, TN 38002-5897

Congratulations on the successful filing of your **Charter** for **Evergreen Manor 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 (apps.tn.gov/bizreg) 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: Cassandra Bowman

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**CHARTER OF
EVERGREEN MANOR HOMEOWNERS ASSOCIATION, INC.**

TO THE SECRETARY OF STATE OF THE STATE OF TENNESSEE:

The undersigned person, pursuant to the provisions of §48-52-102 of the Tennessee Nonprofit Corporation Act, hereby adopt(s) the following Charter for the above listed corporation:

1. Name: The name of the corporation is Evergreen Manor Homeowners Association, Inc.
2. Non-Religious Purpose: The corporation is not a religious corporation.
3. Name and Address of Initial Registered Agent: The street address and zip code of the corporation's initial registered office, the county in which the office is located, and the name of its initial registered agent are:

Bill May
10971 Chapel Hill Road
Lakeland, Shelby County, Tennessee 38002

4. Name and Address of Each Incorporator: The name and address of each incorporator is:

M. Wayne Mink, Jr.
1669 Kirby Parkway, Suite #106
Memphis, Shelby County, Tennessee 38120

5. Initial Principal Office: The street address and zip code of the initial principal office of the corporation is:

Evergreen Manor Homeowners' Association, Inc.
c/o Bill May
10971 Chapel Hill Road
Lakeland, Shelby County, Tennessee 38002

6. Non-Profit Status: The corporation is not for profit. The corporation is a mutual benefit corporation

7. Members: There shall be two classes of membership in the Association, Class A and Class B Memberships. The Class A Member shall be the Developer, as such term is defined in that certain Declaration of Covenants, Conditions, and Restrictions for Evergreen Manor (the "Declaration"), dated September __, 2018, and recorded in the Register's Office of Shelby County, Tennessee. The Class A Member shall be allocated one hundred votes (100) per Lot it owns. The Class A Membership shall terminate at the end of the Developer Control Period, as such is defined in Article II, Section 9 of the Declaration. The Class B Members shall be all other owners of record of Lots governed by the Declaration. Each Class B Member shall be allocated one (1) vote per Lot owned by such Member.

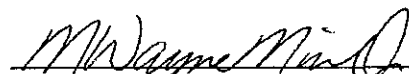
8. Distribution of Assets upon Dissolution: Upon dissolution of the corporation, other than incident to a merger or consolidation, the assets of the Association shall be distributed

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amongst the Members of the corporation pursuant to their interests as provided in the Declaration.

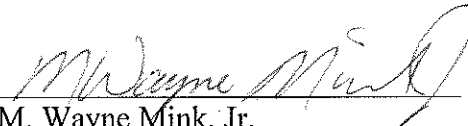
- 9. Purpose: The purpose of the corporation shall be: (i) to contract for the operation, maintenance and preservation of the common areas, if any, owned, managed and administered by the corporation; (ii) to assess and collect assessments, dues, and fees for the management, repair, operation, care and maintenance of the common areas from the Members of the corporation as more particularly described in the Bylaws of the corporation; (iii) to do all other things necessary and proper for the maintenance, repair, operation, use and enjoyment of the common areas by the members of the corporation; and (iv) to do all other necessary and proper things and acts permitted by law and the bylaws of the corporation.
- 10. Governance. The corporation shall be governed by the bylaws of the corporation and in compliance with the laws of the State of Tennessee.
- 11. Duration and Amendment. The duration of the corporation shall be perpetual unless terminated earlier by the written consent of eighty percent (80%) of the Members. Except as otherwise provided herein, this Charter may be amended at any time by the vote of sixty-seven percent (67%) of the Members of the Association. As provided in the Declaration, at any point during the Developer Control Period, the Developer may unilaterally amend this Charter.

IN WITNESS WHEREOF, the undersigned hereby adopts the Charter and hereby set his hand this 12th day of September, 2018.



 M. Wayne Mink, Jr., Incorporator

I, M. Wayne Mink, Jr., do hereby make oath that I am a licensed attorney and/or 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.


M. Wayne Mink, Jr.

State of: Tennessee

County of: Shelby

Personally appeared before me, Amber Stem, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.


Notary's Signature

MY COMMISSION EXPIRES: September 26, 2020
Notary's Seal (If on paper)

