

Secretary of State  
Division of Business Services  
312 Eighth Avenue North  
6th Floor, William R. Snodgrass Tower  
Nashville, Tennessee 37243

DATE: 01/04/08  
REQUEST NUMBER: 6177-0399  
TELEPHONE CONTACT: (615) 741-2286  
FILE DATE/TIME: 01/04/08 1320  
EFFECTIVE DATE/TIME: 01/04/08 1320  
CONTROL NUMBER: 0566840

TO:  
GLENDALE CONDOMINIUM OWNERS' ASSOC. INC.  
2072 MURFREESBORO RD  
NASHVILLE, TN 37217

Davidson County CHARTER  
Recvd: 01/07/08 10:18 3 pg  
Fees: 7.00 Taxes: 0.00



20080107-0001515

RE:  
GLENDALE CONDOMINIUM OWNERS' ASSOCIATION, INC.  
CHARTER - NONPROFIT

CONGRATULATIONS UPON THE INCORPORATION OF THE ABOVE ENTITY IN THE STATE OF TENNESSEE, WHICH IS EFFECTIVE AS INDICATED.

A CORPORATION ANNUAL REPORT MUST BE FILED WITH THE SECRETARY OF STATE ON OR BEFORE THE FIRST DAY OF THE FOURTH MONTH FOLLOWING THE CLOSE OF THE CORPORATION'S FISCAL YEAR. ONCE THE FISCAL YEAR HAS BEEN ESTABLISHED, PLEASE PROVIDE THIS OFFICE WITH THE WRITTEN NOTIFICATION. THIS OFFICE WILL MAIL THE REPORT DURING THE LAST MONTH OF SAID FISCAL YEAR TO THE CORPORATION AT THE ADDRESS OF ITS PRINCIPAL OFFICE OR TO A MAILING ADDRESS PROVIDED TO THIS OFFICE IN WRITING. FAILURE TO FILE THIS REPORT OR TO MAINTAIN A REGISTERED AGENT AND OFFICE WILL SUBJECT THE CORPORATION TO ADMINISTRATIVE DISSOLUTION.

WHEN CORRESPONDING WITH THIS OFFICE OR SUBMITTING DOCUMENTS FOR FILING, PLEASE REFER TO THE CORPORATION CONTROL NUMBER GIVEN ABOVE. PLEASE BE ADVISED THAT THIS DOCUMENT MUST ALSO BE FILED IN THE OFFICE OF THE REGISTER OF DEEDS IN THE COUNTY WHEREIN A CORPORATION HAS ITS PRINCIPAL OFFICE IF SUCH PRINCIPAL OFFICE IS IN TENNESSEE.

FOR: CHARTER - NONPROFIT

ON DATE: 01/04/08

FROM:  
STEPHEN CHAISSON  
256 SEABOARD LANE  
F-103  
FRANKLIN, TN 37067-0000

	FEE	
RECEIVED:	\$100.00	\$0.00
TOTAL PAYMENT RECEIVED:		\$100.00

RECEIPT NUMBER: 00004305267  
ACCOUNT NUMBER: 00584642



SS-4438

RILEY C. DARNELL  
SECRETARY OF STATE

**CHARTER OF GLENDALE CONDOMINIUM OWNERS' ASSOCIATION**

RECEIVED  
STATE OF TENNESSEE  
2008 JAN 14 PM 1:20  
BOB DARRALL  
SECRETARY OF STATE

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 Glendale Condominium Owners' Association, Inc.
2. This corporation is a mutual benefit corporation.
3. The street address of the initial registered office of the corporation is 256 Seaboard Lane, F103, Franklin, Tennessee 37067, and the initial registered agent for the corporation at that office is Steve Chaisson.
4. The name and address of the incorporator is:  


Steve Chaisson  
256 Seaboard Lane, F103  
Franklin, Tennessee 37067
5. The street address of the principal office of the corporation is 2072 Murfreesboro Road, Nashville, Davidson County, Tennessee 37217.
6. The corporation is not for profit.
7. The corporation shall have members. The members of the corporation shall be the owners of condominium units in Glendale Condominium, Nashville, Davidson County, Tennessee. Upon conveyance or transfer of the ownership interest in a unit, the new owner or owners shall succeed to the former owner's or owners' membership, and the membership of the former 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) to 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 purposes for which the corporation is organized are: to operate a condominium association solely to provide for the management, maintenance and care of association property; and generally to engage in any other lawful endeavor

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or activity in furtherance of the foregoing, so long as such endeavor or activity does not 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, or corresponding section of any future federal income tax code.

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 one or more organizations that qualify as exempt organizations under the Internal Revenue Code of 1986, or any amendments thereto.

DATED the 2<sup>nd</sup> day of December, 2007.

  
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Steve Chaisson, Incorporator

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