

Division of Corporations

Page 1 of 1

N06000003446

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H06000074261 3)))

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 205-0381

From:

Account Name : EMMANUEL SHEPPARD & CONDON
Account Number : 072720000035
Phone : (850) 433-6581
Fax Number : (850) 434-7163

FLORIDA PROFIT/NON PROFIT CORPORATION**Logan Place Homeowners Association, Inc.**

Certificate of Status	0
Certified Copy	1
Page Count	08
Estimated Charge	\$78.75

W06-13566

Electronic Filing Menu

Corporate Filing Menu

Help

FILED
STATE
DIVISION OF CORPORATIONS
06 MAR 28 AM 11:44

(((H06000074261 3)))

**ARTICLES OF INCORPORATION
OF
LOGAN PLACE HOMEOWNERS ASSOCIATION, INC.
(A Corporation Not For Profit)**

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
06 MAR 28 AM 11:44

ARTICLE I - NAME

This corporation shall be known as LOGAN PLACE HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "ASSOCIATION." The principal office of the ASSOCIATION shall be located at 5508-B North "W" Street, Pensacola, Florida 32505, but meetings of the members and directors may be held at such places within the State of Florida, County of Escambia, as may be designated by the Board of Directors.

ARTICLE II - REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office is 5508-B North "W" Street, Pensacola, Florida 32505. The Board of Directors may from time to time change the principal office of the ASSOCIATION to any other address in the State of Florida. The name of the initial registered agent is Gail Morris.

ARTICLE III - PURPOSES AND POWERS

The purpose for which this ASSOCIATION is organized is to create an entity which can provide for maintenance and architectural control of the Subdivision and common properties and architectural control of the residential lots within that certain tract of property described as follows, to-wit:

See Exhibit "A".

Together with any and all other property added to the control of the ASSOCIATION by amendment to the Declaration of Covenants, Conditions and Restrictions affecting the above-described property, and to promote the health, safety and welfare of the residents within the Subdivision and to:

a. Exercise all of the powers and privileges and perform all of the duties and obligations of the ASSOCIATION as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "DECLARATION," applicable to the property and recorded in the Public Records of Escambia, Florida, as same may be amended from time to time as therein provided, said DECLARATION being incorporated herein as if set forth at length;

b. Fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the DECLARATION, to pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the ASSOCIATION, including all licenses, taxes or governmental charges levied or imposed against the property of the ASSOCIATION;

(((H06000074261 3)))

((H06000074261 3)))

c. Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use, or otherwise dispose of real or personal property in connection with the affairs of the ASSOCIATION;

d. Borrow money and, with the assent of two-thirds (2/3) of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

e. Dedicate, sell, or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members; no such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the members agreeing to such dedication, sale, or transfer;

f. Participate in mergers and consolidations with other non-profit corporations organized for the same purposes, or annex additional property and Common Area, provided that any such merger, consolidation, or annexation shall have the consent of two-thirds (2/3) of each class of members except that for a period of two years after recording the plat, the Declarant may annex additional property as provided in the DECLARATION;

g. Have and exercise any and all powers, rights and privileges which a corporation not for profit organized under the Florida law may now or hereafter have or exercise by law.

ARTICLE IV - QUALIFICATION AND MANNER OF ADMISSION OF MEMBERS

Every person or entity who is a record owner of a lot, either individually or jointly with others which is subject by covenants of record to assessment by the ASSOCIATION, including a contract seller, shall be a member of the ASSOCIATION. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the ASSOCIATION.

A member, unless acting in the capacity of a duly elected officer of the ASSOCIATION, does not have the authority to act for the ASSOCIATION solely by virtue of being a member.

ARTICLE V - VOTING RIGHTS/TRANSITION OF CONTROL

The ASSOCIATION shall have two classes of voting membership:

Class A. Class A members shall be all owners, with the exception of the Declarant, and shall be entitled to one (1) vote for each lot owned. When more than one (1) person or entity holds an interest in a lot, then the vote attributable to such lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any lot.

((H06000074261 3)))

((H06000074261 3)))

Class B. Class B members shall be the Declarant, as defined in the DECLARATION, who shall be entitled to three (3) votes for each lot owned, as set forth in the DECLARATION. Class B membership shall cease and be converted to Class A membership when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership.

Notwithstanding the foregoing, members other than the Declarant (which excludes builders, contractors, or others who purchase a Lot for the purpose of constructing improvements thereon for resale) are entitled to elect at least a majority of the members of Board of Directors three months after ninety percent (90%) of the Lots in the Subdivision have been conveyed to members.

Declarant shall be entitled to elect at least one member to the Board of Directors as long as Declarant holds at least five percent (5%) of the Lots for sale in the ordinary course of business.

After Declarant relinquishes control of the ASSOCIATION, Declarant may continue to vote any Declarant owned lots in the same manner as any other member.

In all events, Class B membership shall cease to exist and be converted to Class A and shall not thereafter be reinstituted on December 31, 2010.

ARTICLE VI - TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VII - INCORPORATOR

The name and address of the Incorporator Collier Merrill, 5508-B North "W" Street, Pensacola, Florida 32505.

ARTICLE VIII - BOARD OF DIRECTORS

The business affairs of this ASSOCIATION shall be managed by the Board of Directors, which shall initially consist of three (3) members. The number of Directors may be increased or decreased from time to time as provided in the Bylaws, but shall never be less than three (3).

The members of the Board of Directors need not be members of the ASSOCIATION and shall serve for a term as set forth in the Bylaws.

The President of the ASSOCIATION shall at all times be a member of the Board of Directors, and members of the Board of Directors shall be elected and hold office in accordance with the Bylaws.

((H06000074261 3)))

((H06000074261 3))

The names and street addresses of the persons who are to serve as the first Board of Directors of the corporation are:

1. Gail Morris
5508-B North "W" Street
Pensacola, Florida 32505
2. David Barnes
5508-B North "W" Street
Pensacola, Florida 32505
3. Karen Spicer
5508-B North "W" Street
Pensacola, Florida 32505

ARTICLE IX - OFFICERS

The officers of this ASSOCIATION shall be a President, who shall at all times be a member of the Board of Directors, a Vice President and Secretary/Treasurer, and such other officers as the Board of Directors may from time to time create.

The names of the persons who are to serve as officers of this ASSOCIATION until the first election are:

President:	Gail Morris
Vice President:	David Barnes
Secretary/Treasurer:	Karen Spicer

The officers shall be selected at the annual meeting of the Board of Directors as provided in the Bylaws and each shall hold office until he shall sooner resign or shall be removed or otherwise disqualified to serve. Officers shall serve at the pleasure of the Directors.

ARTICLE X - DISSOLUTION

The ASSOCIATION may be dissolved with the assent given in writing and signed by not less than three-fourths (3/4) of the members. Upon dissolution of the ASSOCIATION, other than incident to a merger or consolidation, the assets of the ASSOCIATION shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this ASSOCIATION was created. In the event that acceptance of such dedication is refused, the assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

((H06000074261 3))

(((B06000074261 3)))

ARTICLE XI - AMENDMENTS

These Articles of Incorporation may be amended by a two-thirds (2/3) vote of the total members at a special meeting of the membership called for that purpose.

Amendments may also be made at a regular meeting of the membership by a two-thirds (2/3) vote of the total members upon notice given, as provided by the Bylaws, of intention to submit such amendments. However, no amendment shall be effective without the written consent of the Declarant until after five (5) years from date of filing these Articles of Incorporation with the Secretary of State, State of Florida.

ARTICLE XII - DEFINITIONS

The terms used herein shall have the same definition as set forth in the DECLARATION and the Bylaws.

ARTICLE XIII - FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration and/or the Veterans Administration: Annexation of additional properties (except as provided in the DECLARATION), mergers and consolidations, mortgaging of common area, dedication of common area, and dissolution and amendment of these Articles.

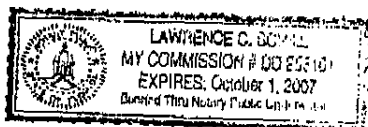
IN WITNESS WHEREOF, I, the undersigned subscribing incorporator, have hereunto set my hand and seal this 14th day of March, 2006, for the purpose of forming this corporation not for profit under the laws of the State of Florida.


Collier Merrill

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing was acknowledged before me this 14th day of March, 2006, by Collier Merrill, as Manager of Blue Angel Parkway, L.L.C., a Florida Limited Liability Company, who personally appeared before me and is personally known to me.




NOTARY PUBLIC



(((B06000074261 3)))

((B06000074261 3)))

RESIDENT AGENT'S CERTIFICATE

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

LOGAN PLACE HOMEOWNERS ASSOCIATION, INC., a Florida Corporation Not For Profit, desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, in Pensacola, Escambia County, Florida, has named Gail Morris, 5508-B North "W" Street, Pensacola, Florida 32505, as its agent to accept service of process within this State.

Acknowledgment and Acceptance

Having been named to accept service of process for the above stated corporation (or Association) at the place designated in this Certificate, I hereby accept such designation and agree to comply with the provisions of said Act relative to keeping open said office:


Gail Morris

This Instrument Prepared By:
Phillip A. Pugh
Emmanuel Sheppard & Condon
30 South Spring Street
Pensacola, FL 32502

U:\pcc\AGENT MILES\ADAMS HOMEOWNERS\Logan Place\Articles.doc

06 MAR 28 AM 11:44

FILED
SECRETARY OF STATE
DIVISION OF CLERICAL OPERATIONS

((B06000074261 3)))

((H06000074261 3)))

EXHIBIT "A"

DESCRIPTION: (PREPARED BY: MERRILL PARKER SHAW, INC.)

COMMENCE AT A 4" X 4" CONCRETE MONUMENT, UNNUMBERED, MARKING THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY FLORIDA; THENCE GO SOUTH 01 DEGREES 49 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF SECTION 25 FOR A DISTANCE OF 2652.85 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE GO SOUTH 88 DEGREES 33 MINUTES 20 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 25 FOR A DISTANCE OF 683.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF MOBILE HIGHWAY (STATE ROAD NO. 10-A, 66' R/W); THENCE GO NORTH 37 DEGREES 55 MINUTES 23 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF MOBILE HIGHWAY FOR A DISTANCE OF 89.38 FEET; THENCE GO NORTH 46 DEGREES 14 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 17.09 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID MOBILE HIGHWAY AS GIVEN TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE POINT OF BEGINNING; THENCE GO NORTH 37 DEGREES 55 MINUTES 23 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF MOBILE HIGHWAY FOR A DISTANCE OF 643.12 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF MOBILE HIGHWAY, GO SOUTH 88 DEGREES 25 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 1763.17 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 25; THENCE GO NORTH 01 DEGREE 45 MINUTES 54 SECONDS EAST ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 FOR A DISTANCE OF 88.12 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25; THENCE GO SOUTH 88 DEGREES 32 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 FOR A DISTANCE OF 90.00 FEET; THENCE DEPARTING SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, GO SOUTH 02 DEGREES 13 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 117.00 FEET; THENCE GO SOUTH 20 DEGREES 42 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 135.00 FEET; THENCE GO SOUTH 34 DEGREES 15 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 124.00 FEET; THENCE GO SOUTH 45 DEGREES 30 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 122.00 FEET; THENCE GO SOUTH 10 DEGREES 43 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 77.00 FEET; THENCE GO SOUTH 70 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 100.00 FEET; THENCE GO SOUTH 02 DEGREES 53 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 37.00 FEET; THENCE GO SOUTH 22 DEGREES 03 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 95.00 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND KNOWN AS PARCEL "A" AS RECORDED IN OFFICIAL RECORDS BOOK 3011 AT PAGE 238 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO NORTH 88 DEGREES 40 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 3011 AT PAGE 238 FOR A DISTANCE OF 445.00 FEET TO A 4" X 4" CONCRETE MONUMENT, UNNUMBERED, MARKING THE NORTHWEST CORNER OF SAID PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 3011 AT PAGE 238 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO NORTH 88 DEGREES 43 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 1265 AT PAGE 767, AND THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 4220 AT PAGE 128 OF THE PUBLIC RECORDS OF SAID COUNTY FOR A DISTANCE OF 672.34 FEET TO A 4" X 4" CONCRETE MONUMENT, UNNUMBERED, MARKING THE NORTHWEST CORNER OF SAID PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 4220 AT PAGE 128; THENCE GO SOUTH 02 DEGREES 00 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 4.17 FEET TO THE AFORESAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 25; THENCE GO NORTH 88 DEGREES 33 MINUTES 20 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 25 FOR A DISTANCE OF 529.67 FEET; THENCE DEPARTING SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, GO NORTH 45 DEGREES 03 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 198.83 FEET; THENCE GO NORTH 37 DEGREES 07 MINUTES 49 SECONDS WEST FOR A DISTANCE 130.83 FEET; THENCE GO SOUTH 61 DEGREES 23 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 162.03 FEET; THENCE GO SOUTH 46 DEGREES 14 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 118.22 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 25, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 22.74 ACRES.

((H06000074261 3)))