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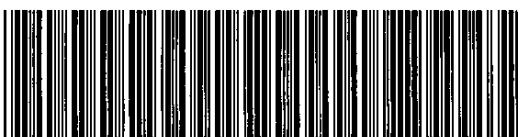
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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

D. WHITE JAN 2 2007

SHERRI BEEMAN SMITH THOMPSON

Requester's Name **SHAW & MANAUSA**

3520 THOMASVILLE ROAD, 4TH FLOOR

Address

TALLAHASSEE, FLORIDA 32344

City/State/Zip

Phone # **893-4105**

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CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. The Gardens of Sankar Phase I Property Owners
(Corporation Name) (Document #)
2. Association, Inc
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

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NEW FILINGS

- Profit
 Not for Profit
 Limited Liability
 Domestication
 Other

AMENDMENTS

- Amendment
 Resignation of R.A., Officer/Director
 Change of Registered Agent
 Dissolution/Withdrawal
 Merger

OTHER FILINGS

- Annual Report
 Fictitious Name

REGISTRATION/QUALIFICATION

- Foreign
 Limited Partnership
 Reinstatement
 Trademark
 Other

Examiner's Initials

ARTICLES OF INCORPORATION
OF
THE GARDENS OF SARALAN PHASE I
PROPERTY OWNERS ASSOCIATION, INC.

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I, the undersigned, acting as incorporator of a nonprofit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation (hereinafter called the Association) is **THE GARDENS OF SARALAN PHASE I PROPERTY OWNERS ASSOCIATION, INC.**

ARTICLE II

The owners of property in THE GARDENS OF SARALAN PHASE I shall be members of this Association. The legal description of the property composing THE GARDENS OF SARALAN PHASE I is described in Exhibit "A".

The specific primary purposes for which the Association is formed are to provide for maintenance of easements and common areas and architectural control of buildings on the residence lots within THE GARDENS OF SARALAN PHASE I. Generally, the Association's purpose is to promote the health, safety, and welfare of the residents within the Association.

In furtherance of the specific and general purposes, the Association shall have power to:

- (a) Perform all of the duties and obligations of the Association as set forth in the restrictive covenants applicable to the Association;
- (b) Affix, levy, collect and enforce payment by any lawful means of, all charges and assessments pursuant to the terms of the applicable restrictive covenants; and pay all expenses in connection therewith and all office and other expenses incidental to the conduct of the business of the Association;
- (c) Acquire (by gift, purchase, or otherwise), own, hold and improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of, real and personal property in connection with the affairs of the Association;
- (d) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes; or annex additional residential property or common areas, provided that any merger, consolidation or annexation shall have the assent by vote or written instrument of one-half (1/2) of each class of members;
- (e) Have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the restrictive covenants, and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE III

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is within the property described in Exhibit "A", but excluding persons or entities holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot.

ARTICLE IV

The period of duration of the Association shall be perpetual.

ARTICLE V

The address of the principal office of the Association is 640 East Call Street, Tallahassee, Florida 32301, and the name of the registered agent and her address is Susan S. Thompson, 3520 Thomasville Road, 4th Floor, Tallahassee, Florida 32309.

ARTICLE VI

The affairs of the Association shall be managed by a board of directors, a president and vice president, who shall at all times be members of the board of directors, and a secretary and treasurer. Such officers shall be elected at the first meeting of the board of directors following each annual meeting of members.

Directors shall be elected according to the Bylaws.

ARTICLE VII

The number of persons constituting the first board of directors of the Association shall be three (3), and the names and addresses of the persons who shall serve as directors until the first election are:

Phillip A. Spencer
100 Cadiz Street #102
Tallahassee, FL 32301

William E. Spencer
640 East Call Street
Tallahassee, FL 32301

Paula W. Spencer
640 East Call Street
Tallahassee, FL 32301

ARTICLE VIII

The Architectural Control Committee for THE GARDENS OF SARALAN PHASE I shall consist of three (3) or more members. The names and addresses of the persons who shall serve as members are:

WILLIAM E. SPENCER
640 East Call Street
Tallahassee, FL 32301

PHILLIP A. SPENCER
100 Cadiz Street #102
Tallahassee, FL 32301

BETTY ANN BARRINEAU
21 Eagles Ridge Drive
Crawfordville, FL 32327

ARTICLE IX

The Bylaws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of two-thirds (2/3) of each class of members existing at the time of and present at such meeting except that the initial Bylaws of the Association shall be made and adopted by the board of directors.

ARTICLE XI

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the

Association or at any special meeting duly called and held for such purpose, on the affirmative vote of a majority of each class of members existing at the time of, and present at such meeting or voting by proxy.

ARTICLE XI

The Association shall have three (3) classes of voting members as follows:

Class A – Class a members shall be all owners in good financial standing with the Association with the exception of the Declarant, and shall be entitled to one (1) vote for each unit of property owned as defined in the restrictive covenants. When more than one (1) person holds an interest in any lot, all such persons shall be members of the Association. However, only one (1) vote shall be cast on matters before the Association on behalf of all the owners of the lot.

Class B – The Class B member shall be the Declarant, who shall be entitled to exercise three (3) votes for each unit owned. The Class B membership shall cease and be converted to Class A membership as provided in the Declaration of Restrictive Covenants of THE GARDENS OF SARALAN PHASE I.

Class C – Class C members shall be non-voting members and limited to primary builders.

ARTICLE XII

On dissolution, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such

assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization organized and operated for such similar purposes.

ARTICLE XIII

Incorporator: Susan S. Thompson
3520 Thomasville Road
Fourth Floor
Tallahassee, FL 32309



SUSAN S. THOMPSON

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TALLAHASSEE, FLORIDA

THE GARDENS OF SARALAN PHASE I

EXHIBIT A

COMMENCE AT A POINT MARKING THE SOUTHWEST CORNER OF LOT 57 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA; THENCE RUN NORTH 17 DEGREES 49 MINUTES 06 SECONDS WEST 60.56 FEET TO A CONCRETE MONUMENT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF WAKULLA/ARRAN ROAD; THENCE RUN ALONG SAID RIGHT OF WAY LINE NORTH 72 DEGREES 24 MINUTES 26 SECONDS EAST 518.40 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF LOT 3, BLOCK "A" OF SARALAN SUBDIVISION, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 58 OF THE OFFICIAL RECORDS OF WAKULLA COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING AND LEAVING SAID RIGHT OF WAY LINE RUN NORTH 17 DEGREES 47 MINUTES 08 SECONDS WEST 252.30 FEET TO A POINT MARKING THE NORTHEAST CORNER OF SAID LOT 3, BLOCK "A"; THENCE RUN ALONG THE NORTHERLY BOUNDARY LINE OF SARALAN SUBDIVISION SOUTH 72 DEGREES 18 MINUTES 49 SECONDS WEST 220.28 FEET; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE RUN NORTH 17 DEGREES 41 MINUTES 11 SECONDS WEST 77.25 FEET; THENCE NORTH 52 DEGREES 18 MINUTES 49 SECONDS EAST 45.57 FEET; THENCE NORTH 26 DEGREES 21 MINUTES 20 SECONDS EAST 44.51 FEET; THENCE NORTH 06 DEGREES 37 MINUTES 34 SECONDS EAST 34.55 FEET; THENCE NORTH 07 DEGREES 04 MINUTES 52 SECONDS WEST 64.65 FEET; THENCE NORTH 21 DEGREES 31 MINUTES 10 SECONDS WEST 61.19 FEET; THENCE NORTH 05 DEGREES 31 MINUTES 19 SECONDS WEST 72.42 FEET; THENCE NORTH 20 DEGREES 42 MINUTES 25 SECONDS WEST 27.90 FEET; THENCE NORTH 72 DEGREES 05 MINUTES 05 SECONDS EAST 109.17 FEET; THENCE NORTH 17 DEGREES 54 MINUTES 55 SECONDS WEST 225.00 FEET TO A CONCRETE MONUMENT; THENCE NORTH 72 DEGREES 05 MINUTES 05 SECONDS EAST 60.00 FEET; THENCE NORTH 17 DEGREES 54 MINUTES 55 SECONDS WEST 75.24 FEET; THENCE NORTH 39 DEGREES 46 MINUTES 06 SECONDS EAST 165.66 FEET; THENCE NORTH 17 DEGREES 54 MINUTES 55 SECONDS WEST 489.15 FEET; THENCE SOUTH 72 DEGREES 05 MINUTES 05 SECONDS WEST 140.00 FEET; THENCE NORTH 17 DEGREES 54 MINUTES 55 SECONDS WEST 100.00 FEET; THENCE NORTH 72 DEGREES 05 MINUTES 05 SECONDS EAST 140.00 FEET; THENCE NORTH 17 DEGREES 54 MINUTES 55 SECONDS WEST 46.17 FEET; THENCE NORTH 12 DEGREES 10 MINUTES 39 SECONDS WEST 69.98 FEET; THENCE NORTH 83 DEGREES 33 MINUTES 37 SECONDS EAST 140.00 FEET; THENCE NORTH 89 DEGREES 02 MINUTES 28 SECONDS EAST 60.39 FEET; THENCE NORTH 73 DEGREES 41 MINUTES 39 SECONDS EAST 694.52 FEET; THENCE SOUTH 87 DEGREES 09 MINUTES 35 SECONDS EAST 141.65 FEET; THENCE SOUTH 08 DEGREES 59 MINUTES 49 SECONDS WEST 180.00 FEET TO A POINT LYING IN A CURVE TO THE LEFT HAVING A RADIUS OF

200.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 30.98 FEET, THRU A CENTRAL ANGLE OF 08 DEGREES 52 MINUTES 35 SECONDS, CHORD OF SAID ARC BEING NORTH 85 DEGREES 26 MINUTES 28 SECONDS WEST 30.95 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 14 SECONDS WEST 110.00 FEET; THENCE SOUTH 76 DEGREES 15 MINUTES 01 SECONDS EAST 42.41 FEET; THENCE SOUTH 48 DEGREES 37 MINUTES 39 SECONDS EAST 43.53 FEET; THENCE SOUTH 26 DEGREES 22 MINUTES 54 SECONDS EAST 25.83 FEET; THENCE SOUTH 18 DEGREES 07 MINUTES 47 SECONDS EAST 315.97 FEET; THENCE NORTH 71 DEGREES 52 MINUTES 13 SECONDS EAST 110.00 FEET; THENCE SOUTH 18 DEGREES 07 MINUTES 47 SECONDS EAST 118.58 FEET; THENCE NORTH 72 DEGREES 23 MINUTES 55 SECONDS EAST 60.00 FEET; THENCE SOUTH 18 DEGREES 07 MINUTES 47 SECONDS EAST 30.16 FEET; THENCE NORTH 71 DEGREES 52 MINUTES 13 SECONDS EAST 170.00 FEET; THENCE SOUTH 18 DEGREES 07 MINUTES 47 SECONDS EAST 541.42 FEET TO A CONCRETE MONUMENT LYING ON THE NORTHERLY BOUNDARY LINE OF SAID SARALAN SUBDIVISION; THENCE RUN ALONG SAID NORTHERLY BOUNDARY LINE SOUTH 72 DEGREES 23 MINUTES 25 SECONDS WEST 506.62 FEET TO A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK "C" OF SAID SARALAN SUBDIVISION; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE RUN SOUTH 17 DEGREES 54 MINUTES 11 SECONDS EAST 251.82 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK "C" AND THE NORTHERLY RIGHT OF WAY LINE OF WAKULLA/ARRAN ROAD; THENCE RUN ALONG SAID RIGHT OF WAY LINE SOUTH 72 DEGREES 23 MINUTES 32 SECONDS WEST 59.91 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF LOT 5, BLOCK "B" OF SAID SARALAN SUBDIVISION; THENCE LEAVING SAID RIGHT OF WAY LINE RUN NORTH 17 DEGREES 54 MINUTES 07 SECONDS WEST 251.81 FEET TO A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID LOT 5, BLOCK "B"; THENCE RUN ALONG THE NORTHERLY BOUNDARY LINE OF SAID SARALAN SUBDIVISION SOUTH 72 DEGREES 24 MINUTES 16 SECONDS WEST 864.54 FEET TO A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF LOT 1, BLOCK "B" OF SAID SARALAN SUBDIVISION; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE RUN SOUTH 17 DEGREES 56 MINUTES 41 SECONDS EAST 251.94 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK "B" AND THE NORTHERLY BOUNDARY LINE OF WAKULLA/ARRAN ROAD; THENCE RUN ALONG SAID RIGHT OF WAY LINE SOUTH 72 DEGREES 22 MINUTES 28 SECONDS WEST 60.08 FEET TO THE POINT OF BEGINNING, CONTAINING 40.74 ACRES MORE OR LESS.

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