

**N9500003177**

BONDURANT AND FUQUA, P. A.

ATTORNEYS AT LAW

4450 LAFAYETTE STREET

POST OFFICE BOX 854

MARIANNA, FLORIDA 32447

FRANK E. BONDURANT  
H. MATTHEW FUQUA

TELEPHONE: (904) 526-2263  
FACSIMILE: (904) 526-5947

June 27, 1995

Corporate Records Bureau  
Division of Corporations  
Department of State  
Post Office Box 6327  
Tallahassee, Florida 32301

Re: Camellia Acres Home Owners Association, Inc.  
Articles of Incorporation

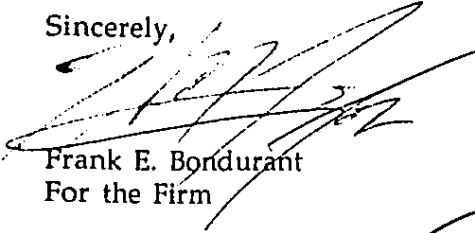
Gentlemen:

Enclosed please find the original and one copy of the Articles of Incorporation for ,  
Camellia Acres Home Owners Association, Inc., which includes designation of  
resident agent. You will also find enclosed our firm check in the amount of \$122.50  
to cover the following costs:

Filing Fee	\$ 35.00
Certified Copy of Articles	\$ 52.50
Designation of Resident Agent	<u>\$ 35.00</u>
TOTAL	\$122.50

Your prompt attention in this regard will be greatly appreciated.


Sincerely,

  
Frank E. Bondurant  
For the Firm

FEB/st

Enclosures: As listed above

000001527890  
-06/30/95--01011--002  
\*\*\*122.50 \*\*\*122.50

7/5/95  


**ARTICLES OF INCORPORATION  
OF  
CAMELLIA ACRES  
HOME OWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT**

We, the undersigned natural persons of legal age, at least two of whom are citizens of the State of Florida, acting as incorporators of a corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation:

**ARTICLE I  
NAME**

The name of the corporation is CAMELLIA ACRES HOME OWNERS ASSOCIATION, INC.

**ARTICLE II  
ENABLING LAW**

The association is a non-profit corporation. This corporation is organized pursuant to the Corporations Not for Profit law of the State of Florida, set forth in Part One of Chapter 617 of the Florida Statutes.

**ARTICLE III  
PURPOSES**

The specific primary purposes for which the association is formed are to provide for the maintenance, preservation, and architectural control of the residence lots, roads, right of ways, drainage, easements, sidewalks, traffic and road signs, ditches, traffic control devices, street lighting, pavement maintenance, and/or the purchase of maintenance equipment to facilitate the foregoing, and also to maintain common area within a certain subdivided tract of real property described as follows:

Commence at an existing concrete monument marking the Northeast Corner of Section 13, Township 4 North, Range 10 West, Jackson County, Florida, thence South 01 degrees 27 minutes 58 seconds West 1,313.18 feet to a

concrete monument, thence North 89 degrees 00 minutes 59 seconds West a distance of 657.87 feet to an existing concrete monument and call this the POINT OF BEGINNING, thence North 89 degrees 00 minutes 59 seconds West a distance of 1,100.03 feet to an existing concrete monument, thence South 00 degrees 00 minutes 00 seconds West a distance of 246.36 feet to a concrete monument, thence North 90 degrees 00 minutes 00 seconds East a distance of 230.40 feet to an existing concrete monument, thence South 13 degrees 22 minutes 13 seconds East a distance of 140.41 feet to an existing concrete monument, thence South 44 degrees 23 minutes 30 seconds East a distance of 134.00 feet to a concrete monument, thence South 60 degrees 19 minutes 58 seconds East a distance of 225.32 feet to an existing concrete monument, thence South 01 degrees 27 minutes 58 seconds West a distance of 478.82 feet to an existing concrete monument on the Northerly right of way of State Road No. 10 (U.S. 90), thence Southeasterly along the Northerly right of way of said road along a curve being concave towards the left having a delta angle of 19 degrees 52 minutes 55 seconds; a radius of 5,669.65 feet; an arc distance along said right of way of 330.61 feet to a concrete monument, thence North 01 degrees 27 minutes 58 seconds East a distance of 397.56 feet to a concrete monument, thence North 88 degrees 32 minutes 02 seconds West a distance of 70.00 feet to a concrete monument, thence North 01 degrees 27 minutes 58 seconds East a distance of 234.00 feet to a concrete monument, thence South 88 degrees 32 minutes 02 seconds East a distance of 70.00 feet to a concrete monument, thence North 01 degrees 27 minutes 58 seconds East a distance of 365.47 feet to a concrete monument, thence South 89 degrees 00 minutes 59 seconds East a distance of 213.51 feet to a concrete monument, thence North 01 degrees 27 minutes 58 seconds East a distance of 152.50 feet to the POINT OF BEGINNING.

This parcel contains 13.54 acres more or less and is located in the South 1/2 of the Northeast 1/4 of Section 13, Township 4 North, Range 10 West, Jackson County, Florida, and to promote the health, safety, and welfare of the residents within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the association for such purpose.

In furtherance of such purposes, the association shall have power to:

(a) Perform all of the duties and obligations of the association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions applicable to the subdivision and recorded in the public records of Jackson County, Florida;

(b) Affix, levy, and collect all charges and assessments to the members of the Property Owners Association pursuant to the terms of the Bylaws and these Articles, and to enforce payment thereof by any lawful means; and pay all expenses incident to the conduct of the business of the association, including all licenses, taxes, or governmental charges levied or imposed on the property of the association;

(c) Acquire, own, hold, improve, build on, 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) Borrow money and subject to the consent by vote or written instrument of 2/3 (two-thirds) of the members, mortgage, pledge, convey by deed of 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 areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer shall be effective unless an instrument has been signed by 2/3 of the members, agreeing to such dedication, sale, or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument of 2/3 of the members;

(g) Have and exercise any and all powers, rights, and privileges that a 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 aforementioned purposes. The activities of the association shall be financed by assessments on members as provided in these Articles and the Bylaws, and no part of any net earnings shall inure to the benefit of any member.

**ARTICLE IV  
TERM**

This corporation shall have a perpetual existence.

**ARTICLE V  
INCORPORATORS**

The name and street address of each incorporator is:

<u><b>NAME</b></u>	<u><b>ADDRESS</b></u>
David Dulaney	2506 Woods View Drive Marianna, Florida 32446
Guy Tatum	4428 Lafayette Street Marianna, Florida 32446

**ARTICLE VI  
MEMBERSHIP**

The authorized number, qualifications and manner of admission of members of this corporation, the different classes of membership, if any, the property, voting and other rights and privileges of members, the liability of members for dues or assessments and the method of collection thereof, and the termination and transfer of membership shall be as set forth herein and in the bylaws of this corporation.

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to membership in the property owners association shall be subject to assessments by the association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the association.

The association shall have two classes of voting members as follows:

**CLASS A.** Class A Members shall be all owners with the exception of the declarant as such term is defined in the Dedication, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any all such persons shall be members. The vote for such lot shall be exercised as such members may determine among themselves, but in no event shall more than one vote be cast with respect to any lot owned by Class A members.

**CLASS B.** The Class B member shall be the declarant, as such term is defined in the bylaws, who shall be entitled to one vote for each lot owned.

#### **ARTICLE VII MANAGEMENT OF CORPORATE AFFAIRS**

(A) Board of Directors: The powers of this corporation shall be exercised, its properties controlled and its affairs conducted by a board of five (5) directors. The number of directors herein provided for may be changed by a bylaw duly adopted by the members entitled to vote. Directors shall be elected annually by a majority vote of the membership.

The names and addresses of the persons constituting the first board of directors who are to act in that capacity until the selection of their successors are:

<b><u>NAME</u></b>	<b><u>ADDRESS</u></b>
David Dulaney	2506 Woods View Drive Marianna, Florida 32446
Bill Thomas	2518 Woods View Drive Marianna, Florida 32446
Linda Sullivan	2510 Woods View Drive Marianna, Florida 32446
Guy Tatum	4428 Lafayette Street Marianna, Florida 32446
Doug Jones	2534 Woods View Drive Marianna, Florida 32446

(B) Elective Officers: The officers of this corporation shall be a president, vice president, secretary and treasurer. Other offices and officers may be established or appointed by members of this corporation at any regular annual meeting. The qualifications, the time and manner of electing or appointing, the duties of, the terms of office, and the manner of removing officers shall be as set forth in the bylaws.

The officers who are to serve until the first election of officers under the articles of incorporation are:

<u>NAME</u>	<u>ADDRESS</u>	<u>OFFICE</u>
Joe Friedrich	2554 Woods View Drive Marianna, Florida 32446	President
Dwain Pendergrass	2541 Woods View Drive Marianna, Florida 32446	Vice-President
Peggy Parker	2526 Woods View Drive Marianna, Florida 32446	Secretary/Treas.

(C) Standing Committees: This corporation shall have at least two standing committees: the architectural committee and a nominating committee as set forth in Article IX of the bylaws of this corporation.

#### **ARTICLE VIII LOCATION OF REGISTERED AGENT**

The principal business address of the Corporation is 4428 Lafayette Street, Marianna, Florida 32446. The street address of the initial registered office of the association is 4428 Lafayette Street, Marianna, Florida 32446, and the name of its initial registered agent at such address is Guy Tatum.

#### **ARTICLE IX BYLAWS**

Bylaws will be hereinafter adopted at the first meeting of the board of directors. Such bylaws may be amended or repealed, in whole or in part, by the members, in the manner provided therein. Any amendments to the bylaws shall be binding on all members of this corporation.

**ARTICLE X  
AMENDMENT OF ARTICLES**

Amendments to these articles of incorporation may be proposed by a resolution adopted by the board of directors and presented to a quorum of members for their vote. Amendments may be adopted by a vote of at least two-thirds of a quorum of members of the corporation.

**ARTICLE XI  
DISSOLUTION**

This corporation shall be dissolved and its affairs wound up by a two-thirds vote of the corporation's voting members.

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 nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

The names constituting the subscribers of this corporation, for the purpose of forming this corporation not for profit under the laws of the State of Florida, have executed these articles of incorporation, this the 20<sup>th</sup> day of June, 1995.

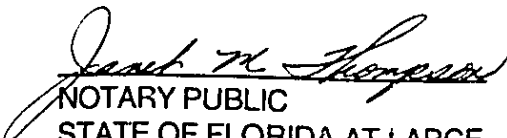
  
\_\_\_\_\_  
DAVID DULANEY

  
\_\_\_\_\_  
GUY TATUM

State of Florida  
County of Jackson

I, the undersigned authority, a notary public, do hereby certify that on June 20, 1995, personally appeared before me, DAVID DULANEY and GUY TATUM, who each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators, and that the statements therein contained are true.

Sworn to and subscribed before me this the 20<sup>th</sup> day of June, 1995, by David Dulaney and Guy Tatum, who are personally known to me, and who did not take an oath

  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES:



JANET M. THOMPSON  
MY COMMISSION # CC321207 EXPIRES  
October 3, 1997  
BONDED THRU TROY FARM INSURANCE, INC

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR  
DOMICILE FOR THE SERVICE OF PROCEEDS WITHIN THIS STATE  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

In pursuance of Chapter 48.091, FLORIDA STATUTES, the following is submitted in compliance with said Act.

FIRST - That CAMELLIA ACRES HOME OWNERS ASSOCIATION, INC. desiring to be organized under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, in the City of Marianna, Jackson County, Florida, has named GUY TATUM, whose address is 4428 Lafayette Street, Marianna, Florida, 32446, as its agent to accept service of process within this State.

Having been named to accept service of process for the above-styled corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act to relative keeping open said office.

\_\_\_\_\_  
GUY TATUM  
Registered Agent