

NO9000005786

ROBERT C. BRANNAN

(Requestor's Name)

9601-39 Micosukee Rd

(Address)

Tallah

(Address)

Tallahassee, FL 32309

(City/State/Zip/Phone #)

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ARTICLES OF INCORPORATION

OF

STEARNS STREET CONDOMINIUMS OF TALLAHASSEE, INC.

(A Corporation Not For Profit)

ARTICLE I.

The name of this corporation is Stearns Street Condominiums of Tallahassee, Inc. The mailing address is: 1200 Stearns Street, C-2, Tallahassee, Florida 32310.

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of STEARNS STREET CONDOMINIUMS OF TALLAHASSEE located at Tallahassee, Florida.

ARTICLE III.

The qualification of members and the manner of their admission shall be as follows: Any person or persons who hold title in fee simple to a condominium unit in the Condominium shall by virtue of such ownership be a member of this corporation.

ARTICLE IV.

This corporation shall exist perpetually.

ARTICLE V.

The names of the subscribers to these Articles of Incorporation are as follows:

Steve Pogge, 13997 Mahan Drive, Tallahassee, Florida 32309

The names of the first Board of Directors for this corporation are:

Steve Pogge, 13997 Mahan Drive, Tallahassee, Florida 32309
Robert C. Brannan, 9601-39 Miccosukee Rd, Tallahassee, FL
32309

Rosalind Osterbye, 9601-39 Miccosukee Rd, Tallahassee, FL
32309

ARTICLE VII.

The name of the Registered Agent and his business address is:

Robert C. Brannan, 2548 Blairstone Pines Drive, Tallahassee,
FL 32301

ARTICLE VIII.

The affairs of the corporation are to be managed initially by a Board of three(3) Directors who will be elected each year at the annual meeting of the Condominium Association as provided for in the By-laws. At such time as the Developer has relinquished control of the Association as provided by the Condominium Act, the Board may be composed of any odd number of Directors that the members decide (as provided for in the By-laws).

ARTICLE IX.

The names of the Officers who are to serve until the first election or appointment under the Articles of Incorporation are:

Steve Pogge	--	President/Treasurer
Robert C. Brannan	--	Vice President/Secretary

ARTICLE X.

The By-laws of the corporation are to be made, altered or rescinded by a majority vote of the members and Directors of the corporation.

ARTICLE XI.

Amendments to these Articles of Incorporation may be proposed and adopted as follows:

An Amendment may be proposed by either the Board of Directors or by the owner and may be considered at any meeting of the owners, regular or special, of which due notice has been given according to the By-laws, which includes a notice of the substance of the proposed Amendment.

The Amendment may be approved by a vote of a majority of the members of the corporation.

ARTICLE XII.

Each unit in the condominium shall have one (1) full vote, which vote shall be cast by a designated owner as provided for in the Declaration of Condominium.

ARTICLE XIII.

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation.


ARTICLE XIV.

This corporation shall have all the powers permitted by law together with such additional specific powers as are contained in the Declaration and By-laws.

ARTICLE XV.

No part of the net earnings of this corporation shall inure to the benefit of any member or individual, except through the acquisition, construction, management, maintenance, or care of association property or through the rebate of the excess membership dues, fees, or assessment.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 12th day of June, 2009.



STATE OF FLORIDA

COUNTY OF LEON

Before me, the undersigned, a Notary Public authorized to take acknowledgments in the State and County aforesaid, personally appeared, Robert C. Brannan, known to me and known to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed those Articles of Incorporation.

WITNESS my hand and seal this 12TH day of June, 2009.


NOTARY PUBLIC

My Commission Expires:



JACQUELYN M. TRIBBLE
Commission DD 646218
Expires June 5, 2011
Bonded Thru Troy Fain Insurance 600-285-7010

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I, ROBERT C. BRANNAN, Accept the position as
REGISTERED AGENT.

