



NO000000001579

Jack Locklin, Jr.
Board Certified
Real Estate Attorney

Angela J. Jones

March 2, 2000

Florida Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

4000003158854--0
-03/06/00-01123-004
*****78.75 *****78.75

Re: **Chimney Pines Homeowners Association, Inc.**

Dear Sirs:

Enclosed are an executed original and one copy of the Articles of Incorporation of **Chimney Pines Homeowners Association, Inc.**, and an original and one copy of an executed Certificate Designating the Resident Agent. Our check in the amount of \$78.75 in payment of the following fees is also enclosed:

Filing Fee	\$35.00
Certificate Designating Resident Agent	35.00
Certified Copy	8.75
Total	\$ 78.75

Please file these originals and certify and return the copies of the enclosed Articles of Incorporation and Resident Agent Certification.

Yours very truly,

Sheila T. Taylor
Assistant to Angela J. Jones

AJJ/stt
Enclosures

OK 3/10

ARTICLES OF INCORPORATION
OF
CHIMNEY PINES HOMEOWNERS ASSOCIATION, INC.
A Non-Profit Corporation

ARTICLE I - NAME

The name of this non-profit corporation is **CHIMNEY PINES HOMEOWNERS ASSOCIATION, INC.**

ARTICLE II

This non-profit corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for ownership, construction, repair and maintenance of any and all common facilities located upon the following described real property located in Escambia County, Florida, to-wit:

See Exhibit "A" Attached Hereto

and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and to 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 or to be recorded in the Office of the Clerk of the Court of Santa Rosa County, Florida, and as the same

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(a) 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;

(b) 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;

(c) borrow money, and with the assent of two-thirds (2/3) of all 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;

(d) 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 each class of the total membership, agreeing to such dedication, sale or transfer;

(e) participate in mergers and consolidations with other non-profit corporations organized for the same purposes provided

that such merger or consolidation shall have the assent of two-thirds (2/3) of the total membership;

(f) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise;

(g) to construct, repair and maintain any additional common facilities which will be acquired by this corporation in the future, all of which will be located upon the real property described below in Article III;

(h) the transaction of any or all lawful business for which corporations may be incorporated;

(i) to enforce by any proceeding at law or in equity all restrictions, conditions, covenants, reservations, liens and charges imposed by the provisions of the Declaration.

**ARTICLE III - QUALIFICATION OF MEMBERS
AND THE MANNER OF THEIR ADMISSION**

Any persons owning property located within the confines of the property described below, shall be a member of this non-profit corporation, which membership shall be appurtenant to and may not be separated from the ownership of such property, being property in Escambia County, Florida, more particularly described as follows, to-wit:

See Exhibit "A" Attached Hereto

ARTICLE IV - DURATION AND ELECTION OF DIRECTORS

This corporation shall exist for perpetual duration. Directors shall be elected in accordance with the association's by-laws.

**ARTICLE V - AMENDMENT OF
ARTICLES OF INCORPORATION**

The Amendment of the Articles of Incorporation of this non-profit corporation shall require the approval of at least Two-Thirds (2/3) of the votes of the Lot Owners owning Lots in the real property located in Escambia County, Florida, as described in Article III above.

ARTICLE VI - DISSOLUTION

If this non-profit corporation is ever dissolved, its assets shall be dedicated to a public body, or conveyed to a non-profit organization with similar purposes.

ARTICLE VII - SUBSCRIBER

The name and address of the corporation's subscriber is as follows: J.Z. Pair, 14 Lakeside Drive, Pensacola, Florida 32507. The corporation's principal place of business shall also be at this address.

ARTICLE VIII - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 14 Lakeside Drive, Pensacola, Florida 32507, and the name of the initial registered agent of this corporation at that address is J. Z. Pair.

ARTICLE IX - INITIAL BOARD OF DIRECTORS

This corporation shall have three directors initially. The number of directors may be increased from time to time but shall never be less than three. The name and address of the initial director of this corporation is: -

NAME:

ADDRESS:

J. Z. Pair

14 Lakeside Drive
Pensacola, Florida 32507

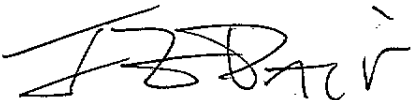
Matthew J. Pair

14 Lakeside Drive
Pensacola, Florida 32507

Elaine S. Pair

14 Lakeside Drive
Pensacola, Florida 32507

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation on this 1 day of March, 2000.



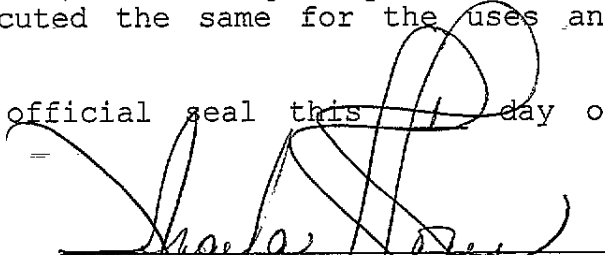
J. Z. Pair

STATE OF FLORIDA
COUNTY OF SANTA ROSA

Before me, the undersigned Notary Public in and for the State of Florida at Large, did personally appear J. Z. Pair, who (☒) is personally known to me or - () has produced his _____ as identification and who executed the foregoing Articles of Incorporation of Chimney Pines Homeowners Association, Inc., and being duly sworn under oath, acknowledged that he executed the same for the uses and purposes therein expressed.

Given under by hand and official seal this 1 day of ~~February~~, 2000.
March





Notary Public
My Commission Expires:

DESCRIPTION: PREPARED BY KJM SURVEYING AT CLIENT REQUEST
COMMENCE AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE
31 WEST, ESCAMBIA COUNTY, FLORIDA;
THENCE GO NORTH 88 DEGREES 48 MINUTES 17 SECONDS EAST ALONG THE NORTH
LINE OF SAID SECTION A DISTANCE OF 331.64 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 88 DEGREES 48 MINUTES 17 SECONDS EAST ALONG SAID
NORTH LINE A DISTANCE OF 994.06 FEET TO THE NORTHEAST CORNER OF GOVERNMENT
LOT 4 OF SAID SECTION;
THENCE GO SOUTH 00 DEGREES 44 MINUTES 29 SECONDS EAST ALONG THE EAST LINE
OF SAID GOVERNMENT LOT 4 A DISTANCE OF 1729.24 FEET TO THE NORTHERLY RIGHT
OF WAY LINE OF MOBILE HIGHWAY, STATE ROAD 10-A (66' R/W);
THENCE GO NORTH 69 DEGREES 55 MINUTES 28 SECONDS WEST ALONG SAID
NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 410.51 FEET;
THENCE GO NORTH 01 DEGREES 58 MINUTES 39 SECONDS WEST A DISTANCE OF
932.31 FEET;
THENCE GO NORTH 03 DEGREES 16 MINUTES 21 SECONDS WEST A DISTANCE OF
315.13 FEET;
THENCE GO SOUTH 89 DEGREES 14 MINUTES 25 SECONDS WEST A DISTANCE OF
379.16 FEET;
THENCE GO SOUTH 89 DEGREES 10 MINUTES 02 SECONDS WEST A DISTANCE OF
196.59 FEET;
THENCE GO NORTH 00 DEGREES 50 MINUTES 07 SECONDS WEST A DISTANCE OF
329.00 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 22, TOWNSHIP 1
SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 19.62 ACRES
MORE OR LESS.

EXHIBIT A

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

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted:

CHIMNEY PINES HOMEOWNERS ASSOCIATION, INC., desiring to organize under the Laws of the State of Florida with its principal office as indicated in the Articles of Incorporation at Pensacola, Escambia County, Florida, has named J. Z. Pair, 14 Lakeside Drive, Pensacola, Florida 32507, as agent to accept service of process within the state.

Dated this the 1 day of March, 2000.

CHIMNEY PINES HOMEOWNERS ASSOCIATION, INC.

BY:

J. Z. Pair

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE

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

J. Z. Pair