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AUTHORIZATION : *Patricia Pignato*  
COST LIMIT : \$ 78.75

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SECRETARY OF STATE  
TALLAHASSEE FLORIDA

FILED

ORDER DATE : April 23, 2001  
ORDER TIME : 3:46 PM  
ORDER NO. : 124167-005  
CUSTOMER NO: 7158500  
CUSTOMER: Suzanne N. Whibbs, Esq  
Whibbs Whibbs & Johnson, P.a.  
421 North Palafox Street  
Pensacola, FL 32501

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DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS

DOMESTIC FILING

NAME: TURNBERRY PLACE HOMEOWNERS  
ASSOCIATION, INC.

EFFECTIVE DATE: 900004045629--6

XX ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY

CONTACT PERSON: Darlene Ward - EXT. 1135  
EXAMINER'S INITIALS:

*J*  
*4/24/01*

**ARTICLES OF INCORPORATION**  
**FOR**  
**TURNBERRY PLACE HOMEOWNERS ASSOCIATION, INC.**

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**ARTICLE I--Name**

The name of the corporation shall be Turnberry Place Homeowners Association, Inc.

**ARTICLE II--Principal Office**

The principal place of business and mailing address of the corporation shall be 21 East Garden Street, Suite 200, Pensacola, Florida 32501.

**ARTICLE III-- Purpose**

The purpose for which the corporation is organized is as follows:.

A. **General Purposes.** The general purposes for which the Association is formed are to operate solely to provide for the acquisition, construction, annexation, management, maintenance and care of the real property in and about what is commonly known as Turnberry Place as will qualify it as a tax-exempt "residential real estate management association" under Section 528 of the Internal Revenue Code of 1986, as amended, or similar provisions of subsequent federal tax laws.

B. **Specific Purposes.** Subject to Part (A) of this Article III, the specific purposes for which the Association is formed include, among other things, the following:

1. To 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 ("Declaration") to be recorded in the Public Records of Escambia County, Florida, and as the same may be amended, supplemented or restated from time to time as therein provided;

2. To encourage the County of Escambia and other appropriate governmental entities to provide property maintenance and upkeep of the public roads and public areas adjacent to and about Turnberry Place, and if found desirable, to provide such maintenance and upkeep by direct action;

3. To encourage the owners of residential properties in and about Turnberry Place to maintain their properties in a manner which will reflect favorably upon the entire area and to enforce, to the extent practicable, the aforesaid "Declaration;" and

4. To function as a clearinghouse and catalyst with respect to community betterment ideas, whether originating from individual residents or property owners in and about Turnberry Place area, or with the Board of Directors of this Association.

C. Powers. Subject to Article II hereof, the Association shall have all the powers granted to a not-for-profit corporation under the laws of the State of Florida which are necessary or appropriate to carry out or implement the general and specific purposes set forth above and for which this Association is formed (except any power which would invalidate its status as a "residential real estate management association" under Section 528 of the Internal Revenue Code of 1986, as amended, or similar provisions of subsequent federal tax laws). Specifically, but without limitation, the Association shall have the following powers:

1. All powers and privileges to perform all of the duties and obligations of the Association as set forth in the aforesaid "Declaration," and as the same may be amended or restated from time to time as therein provided;

2. To fix, levy, collect and enforce payment, by any lawful means, all amounts, charges or assessments pursuant to the terms of the aforesaid "Declaration;" to pay all expenses in connection therewith and all reasonable expenses incident to the conduct of the business of the Association, including all licenses, taxes or other governmental charges levied or imposed against any property or assets of the Association;

3. To acquire (by a gift, devise, lease, purchase or otherwise), own, hold, improve, build upon, erect, annex, construct, equip, operate, maintain, manage, sell, transfer, lease or otherwise convey, or to dedicate for public or community use, any real or personal property, or any interest therein, all upon such terms and conditions as the Association may deem necessary or appropriate;

4. To borrow money and to issue bonds, notes, debentures and evidences of indebtedness, and to secure the same by mortgage, pledge, deed of trust or otherwise hypothecate any or all of its real or personal property as security for money borrowed or debts incurred; and

5. To participate in mergers or consolidations with other not-for-profit corporations organized for same or similar purposes, or to annex additional residential real estate property, provided that any such merger, consolidation or annexation shall have the written consent of two-thirds of the Association's members.

#### **ARTICLE IV- Manner of Election**

The manner in which the directors are elected or appointed are by a majority vote of the members of the corporation.

#### **ARTICLE V- Initial Directors/Officers**

The name and address of the initial directors and officers shall be:

Steven Del Gallo	21 East Garden Street	Pensacola, Florida 32501
Duncan Hudnall	5508 N. W Street	Pensacola, Florida 32505
Suzanne Whibbs	105 East Gregory Street	Pensacola, Florida 32501


**ARTICLE VI- Initial Registered Agent and Street Address**

The name and Florida street address of the registered agent are Vincent J. Whibbs, Jr., Esquire at 105 East Gregory Square, Pensacola, Florida 32501.

**ARTICLE VII--Incorporator**

The name and address of the incorporator are Vincent J. Whibbs, Jr., Esquire at 105 East Gregory Square, Pensacola, Florida 32501.

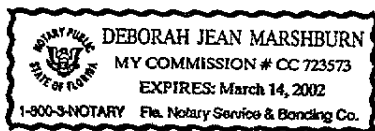
IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 20<sup>th</sup> day of April, 2001.

  
\_\_\_\_\_  
Vincent J. Whibbs, Jr., Incorporator

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this the 20<sup>th</sup> day of April, 2001, by Vincent J. Whibbs, Jr. who personally appeared before me and is personally known to me.



  
\_\_\_\_\_  
NOTARY PUBLIC- State of Florida

**CERTIFICATE OF DESIGNATION OF RESIDENT  
AGENT/REGISTERED OFFICE**

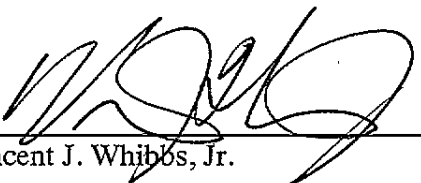
Pursuant to the provision of Section 607.0501 or 617.0501, the undersigned Corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered agent/office, in the State of Florida.

1. The name of the Corporation is: Turnberry Place Homeowners Association, Inc.
2. The name and address of the registered agent and office is:

Vincent J. Whibbs, Jr., Esquire  
105 East Gregory Square  
Pensacola, Florida 32501

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Dated this 20th day of April, 2001.

  
\_\_\_\_\_  
Vincent J. Whibbs, Jr.

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