

NO1000004556

TRANSMITTAL LETTER

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

800004445878---6
-06/26/01--01059--008
*****78.75 *****78.75

SUBJECT: Turnip Patch Homeowners Association, Inc.
(Proposed corporate name - must include suffix)

Enclosed is an original and one (1) copy of the articles of incorporation and a check for :

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee
& Certificate
& Certificate

☐ \$122.50
Filing Fee
& Certified Copy

☐ \$131.25
Filing Fee,
Certified Copy

FROM:

John Grant

Name (Printed or typed)

3375 Capital Circle NE

Address

Suite 4, Bldg H, Tallahassee, FL 32308

City, State & Zip

850-386-4400

Daytime Telephone number

SECRETARY OF STATE
TALLAHASSEE FLORIDA

2001 JUN 26 AM 10:23

FILED

NOTE: Please provide the original and one copy of the articles.

6/28/01

ARTICLES OF INCORPORATION
OF
TURNIP PATCH HOMEOWNERS ASSOCIATION, INC.

FILED

2001 JUN 26 AM 10: 23

SECRETARY OF STATE
TALLAHASSEE FLORIDA

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is TURNIP PATCH HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

The principal office of the Association is 2000 Quail Ridge, Havana, Florida 32333

ARTICLE III

Charles B. Harvey, Jr., whose address is 2000 Quail Ridge, Havana, Florida 32333, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence lots within that certain tract of property named TURNIP PATCH, or any other phases of the development, as they may be added, located in Leon County, Florida, 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 Circuit Court of Leon County, Florida, and as the same may be amended from time to time as therein provided said Declaration being incorporated herein as it set forth at length;
- (b) fix, levy, collect and endorse 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 or 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;
- (c) 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 property in connection with the affairs of the Association;
- (d) borrow money, and with the assent of all members of each class of 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;
- (e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such conditions as may be agreed to by all the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication, sale or transfer is signed by all members;
- (f) participate in mergers and consolidations with other non-profit corporations organized

for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation, shall have the assent of two-thirds (2/3) of each class of member;

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

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a free or undivided fee interest in any residential unit which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of a residential unit which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member shall be the Declarant (as defined in the Declaration), who shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events whichever occurs earlier:

- (1) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (2) On June 1, 2004.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

Keith A. Shipman
220 Chinkapin Lane
Tallahassee, FL 32310

Teresa Joann Shipman
220 Chinkapin Lane
Tallahassee, FL 32310

Charles B. Harvey, Jr.
2000 Quail Ridge
Havana, FL 32333

At first annual meeting the members shall elect three (3) directors for a term of one year.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than 75 percent of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organizational to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

AMENDMENTS

Amendments of these Article shall require the assent of 75 percent of the entire membership.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation on the 18th day of June, 2001.

Keith A. Shipman
KEITH A. SHIPMAN

Teresa Joann Shipman
TERESA JOANN SHIPMAN

Charles B. Harvey, Jr.
CHARLES B. HARVEY, JR.

STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME personally appeared KEITH A. SHIPMAN, who presented FL D/L as identification or who is well known to me to be the person named in the foregoing instrument and he acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal on this 21 day of June, 2001.



Lolagene S. Kent
MY COMMISSION # CC866300 EXPIRES
August 25, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

Lolagene S. Kent
NOTARY PUBLIC

My Commission Expires:

(SEAL)

STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME personally appeared TERESA JOANN SHIPMAN, who presented FL D/L as identification or who is well known to me to be the person named in the foregoing instrument and he acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal on this 21 day of June, 2001.



Lolagene S. Kent
MY COMMISSION # CC866300 EXPIRES
August 25, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

Lolagene S. Kent
NOTARY PUBLIC

My Commission Expires:

STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME personally appeared CHARLES B. HARVEY, JR., who presented
_____ as identification of who is well known to me to be the person named in the
foregoing instrument and he acknowledged to and before me that he executed said instrument for the
purposes therein expressed.



WITNESS my hand and official seal on this 21 day of June, 2001.

Lolagene S. Kent
MY COMMISSION # CC866300 EXPIRES
August 25, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

Lolagene S. Kent
NOTARY

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

I HEREBY ACCEPT APPOINTMENT AS REGISTERED AGENT OF TURNIP PATCH
HOMEOWNERS ASSOCIATION, INC., FOR THE PURPOSE OF ACCEPTING SERVICE OF
PROCESS.



Lolagene S. Kent
MY COMMISSION # CC866300 EXPIRES
August 25, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

Charles B. Harvey

CHARLES B. HARVEY
2000 Quail Ridge
Havana, FL 32333

FILED
2001 JUN 26 AM 10:23
SECRETARY OF STATE
TALLAHASSEE FLORIDA