

NO 2800008314

Robert A. Campbell, Jr.
(Requestor's Name)

7120 OK Bow Circle
(Address)

(Address)

Tallahassee FL 32312
(City/State/Zip/Phone #)

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Dak Grove Plantation Homeowners Association
(Business Entity Name)

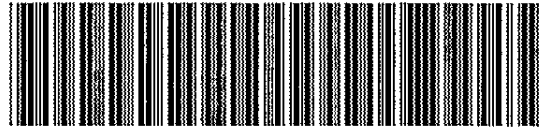
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10-29-02

OAK GROVE PLANTATION HOMEOWNERS ASSOCIATION, INC.
ARTICLES OF INCORPORATION

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

ARTICLE I. NAME OF CORPORATION. The name of the corporation is OAK GROVE PLANTATION HOMEOWNERS ASSOCIATION, INC., hereafter called the "Association".

ARTICLE II. PRINCIPAL OFFICE. The principal office of the Association is located at 6076 Heartwood Circle; Tallahassee, FL 32312.

ARTICLE III. REGISTERED AGENT. Robert W. Burton, whose address is 6076 Heartwood Circle; Tallahassee, FL 32312, 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 of certain drainage easements within that certain tract of property described as: SEE EXHIBIT "A"

and to promote the health, safety and welfare of the residents within the above-described property. In furtherance of the specific and general purposes, the Association shall have the power 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 only to this property and recorded or to be recorded in the Office of the Clerk of Leon County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) 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.

(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 or personal property in connection with the affairs of the Association;

(d) Borrow money, and with the assent of 2/3 of the votes of members who are voting in person or by proxy at a meeting duly called for such purpose, 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 purposes and subject to such conditions as may be agreed to by the members. No such dedication, sale or transfer shall be effective unless an instrument signed by the then owners of two-thirds (2/3) of the lots has been recorded, 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 Area, provided that any such merger, consolidation or annexation shall have the assent of 2/3 of the votes of members who are voting in person or by proxy at a meeting duly called for such purpose;

(g) 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.

ARTICLE V. MEMBERSHIP. 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 assessment by the Association, 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 any lot which is subject to assessment by the Association.

ARTICLE VI. VOTING RIGHTS. Members shall be entitled to one vote for each lot owned. When more than one person holds such interest in any lot, all such persons shall collectively be entitled to one vote per lot, which vote shall be exercised as they among themselves determine. No member shall be entitled to vote unless such member has fully paid all assessments as provided herein as shown by the books of the Association.

ARTICLE VII. BOARD OF DIRECTORS. The affairs of the Association shall be managed by a board of three directors, who need not be members of the Association. The number of directors and the directors' terms of office 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:

Robert A. Campbell, Jr.	7120 Ox Bow Circle	Tallahassee, FL 32312
Robert W. Burton	6076 Heartwood Circle	Tallahassee, FL 32312
Cynthia T. Burton	6076 Heartwood Circle	Tallahassee, FL 32312

At the first annual meeting the members shall elect one-third of the directors for a term of one year, one-third of the directors for a term of two years and one-third of the directors for a term of three years; and at each annual meeting thereafter the members shall elect one-third of the directors for a term of three years.

ARTICLE VII. OFFICERS. The officers of the Association shall be a President and Vice-President who shall at all times be members of the board of directors, a Secretary, a Treasurer and such other officers as the board of directors may from time to time by resolution create. The election, term, removal and duties of the officers shall be set forth in the bylaws. Until the first election, Robert W. Burton shall serve as President, Robert A. Campbell, Jr. shall serve as Vice-President, and Robert W. Burton shall serve as Secretary and Treasurer.

ARTICLE IX. DISSOLUTION. The Association may be dissolved with the assent of 2/3 of the votes of members who are voting in person or by proxy at a meeting duly called for such purpose, upon acceptance of the maintenance responsibility for roadway and drainage easements by the appropriate governmental body of Leon County, Florida. 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 nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE X. DURATION. The corporation shall exist perpetually, unless the Association is dissolved according to terms outlined herein.

ARTICLE XI. AMENDMENTS. Amendment of these Articles shall require the assent of 2/3 of the votes of members who are voting in person or by proxy at a meeting duly called for such purpose. Amendments may be proposed by the board of directors or any member of the Association.

ARTICLE XII. BYLAWS. The first Bylaws of the association shall be made and adopted by the board of directors and may be altered, amended, or rescinded in the manner provided by the Bylaws.

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 this 29 day of October, 2002.

Signed, sealed and delivered in the presence of:

x Robert W. Davis
(Printed name ROBERT W. Davis)

Mary L. Hunt
(Printed name Mary L. Hunt)

x Robert W. Davis
(Printed name ROBERT W. Davis)

Mary L. Hunt
(Printed name Mary L. Hunt)

x Robert W. Davis
(Printed name ROBERT W. Davis)

Mary L. Hunt
(Printed name Mary L. Hunt)

Robert A. Campbell, Jr.
Robert A. Campbell, Jr.

Robert W. Burton
Robert W. Burton

Cynthia T. Burton
Cynthia T. Burton

I HEREBY CONSENT to the appointment as Resident Agent of this corporation.

State of Florida, County of Leon

Robert W. Burton
Robert W. Burton, as Resident Agent

The foregoing instrument was acknowledged before me this 29th day of October, 2002, by Robert A. Campbell, Jr., who is personally known to me or who has produced a valid Florida driver's license as identification and did (did not) take an oath.



Mary Louise Hunt
My Commission CC911219
Expires February 16, 2004

Mary Louise Hunt
(Printed name _____)

State of Florida, County of Leon

The foregoing instrument was acknowledged before me this 29th day of October, 2002, by Robert W. Burton who is personally known to me or who has produced a valid Florida driver's license as identification and did (did not) take an oath.



Mary Louise Hunt
My Commission CC911219
Expires February 16, 2004

Mary Louise Hunt
(Printed name _____)

State of Florida, County of Leon

The foregoing instrument was acknowledged before me this 29th day of October, 2002, by Cynthia T. Burton who is personally known to me or who has produced a valid Florida driver's license as identification and did (did not) take an oath.



Mary Louise Hunt
My Commission CC911219
Expires February 16, 2004

Mary Louise Hunt
(Printed name _____)

EXHIBIT "A"

Begin at an iron rod with cap (LS#4261) marking the intersection of the Easterly maintained right of way boundary of Meridian Road with the South Boundary of Section 7, Township 2 North, Range 1 East, Leon County, Florida and run North 89 degrees 24 minutes 37 seconds East along said South boundary of Section 7 a distance of 1140.60 feet to an iron rod with cap (LS#4261), thence run North 01 degrees 11 minutes 01 seconds West 2296.32 feet to an iron rod with cap (LB#732), thence run South 89 degrees 43 minutes 33 seconds West 117.16 feet to an iron rod with cap (LB#732), thence run South 89 degrees 46 minutes 54 seconds West 117.21 feet to an iron rod with cap (LB#732), thence run South 89 degrees 43 minutes 13 seconds West 117.19 feet to an iron rod with cap (LB#732), thence run South 89 degrees 35 minutes 08 seconds West 655.73 feet to a concrete monument (LS#1254), thence run South 89 degrees 37 minutes 01 seconds West 305.00 feet to a concrete monument (broken) lying on the West boundary of said Section 7 (as monumented), thence run South 00 degrees 35 minutes 59 seconds East along said West boundary a distance of 432.96 feet to an iron rod with cap (LS#4261), thence run South 89 degrees 43 minutes 07 seconds East 522.60 feet to a concrete monument (LS#1254), thence run South 00 degrees 29 minutes 04 seconds East 336.19 feet to a concrete monument (LS#3193), thence run South 00 degrees 26 minutes 14 seconds East 197.52 feet to a concrete monument (LS#3193), thence run South 89 degrees 32 minutes 01 seconds West 521.30 feet to an iron rod with cap (LS#4261) lying on the West boundary of said Section 7 (as monumented), thence run South 00 degrees 35 minutes 59 seconds East 387.63 feet to an iron rod with cap (LS#4261) lying on the Easterly maintained right of way boundary of Meridian Road, thence run South 12 degrees 49 minutes 43 seconds East along said right of way boundary a distance of 79.42 feet to an iron rod with cap (LS#4261), thence run South 11 degrees 06 minutes 16 seconds East along said right of way boundary a distance of 55.86 feet to an iron rod with cap (LS#4261), thence leaving said right of way boundary run North 89 degrees 29 minutes 37 seconds East 493.10 feet to an iron rod with cap (LS#4261), thence run South 00 degrees 29 minutes 11 seconds East 184.25 feet to an iron rod with cap (LS#4261), thence run South 00 degrees 29 minutes 11 seconds East 242.93 feet to an iron rod with cap (LS#5831), thence run South 00 degrees 29 minutes 11 seconds East 218.23 feet to a concrete monument (LS#3193), thence run South 89 degrees 31 minutes 27 seconds West 355.76 feet to an iron rod with cap (LS#4261) lying on the Easterly maintained right of way boundary of said Meridian Road, thence run South 12 degrees 03 minutes 04 seconds East along said right of way boundary a distance of 84.53 feet to an iron rod with cap (LS#4261), thence run South 11 degrees 26 minutes 44 seconds East along said right of way boundary a distance of 80.87 feet to the **POINT OF BEGINNING**, containing 55.03 acres, more or less