

N04000000354

Robert A. Rosta
(Requestor's Name)

P.O. Box 11000
(Address)

Crawfordville, FL 32326
(Address)

(850) 926-6300
(City/State/Zip/Phone #)

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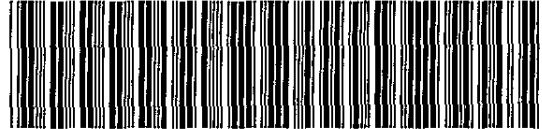
Lakes At Shell Point
Homeowners Association
(Business Entity Name)

(Document Number)

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ARTICLES OF INCORPORATION
LAKES AT SHELL POINT HOMEOWNER'S ASSOCIATION, INC. SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, acting as incorporator, does hereby adopt the following Articles of Incorporation, pursuant to Chapter 617, Florida Statutes:

ARTICLE I

The name of the corporation shall be LAKES AT SHELL POINT HOMEOWNERS ASSOCIATION, INC., with its initial principal place of business at 2931 Crawfordville Highway, Crawfordville, Florida with a mailing address of P. O. Box 1600, Crawfordville, FL 32326, and with Robert A. Rوتا being its initial registered agent at said address.

ARTICLE II

The corporation shall have perpetual existence, commencing with the filing of these Articles of Incorporation with the Secretary of State, The Capitol, Tallahassee, Florida 32399.

ARTICLE III

The purpose of the corporation shall be to maintain the common areas within LAKES AT SHELL POINT SUBDIVISION, as more particularly described in Exhibit "A" attached, and to perform all acts necessary and incident thereto as may be legal under the laws of the State of Florida and of the United States of America.

ARTICLE IV

A majority of the lots shall constitute a quorum, and with all business of the corporation being transacted upon a majority vote of the lots constituting said quorum or being otherwise present.

Every owner of a Lot within Lakes At Shell Point Subdivision shall be a member of the Association, 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. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

ARTICLE V

The business of the corporation shall be transacted by a Board of Directors, consisting of not less than 3 and not more than 5 members. The Board shall be elected by the lot owners pursuant to Article IV, and the Board shall elect a President, vice-President and Secretary-Treasurer from persons elected to the Board. The Incorporator shall serve as the initial Board of Directors until the initial meeting of the membership.

ARTICLE VI

The name and addresses of the incorporator is:

Robert A. Rوتا
2931 Crawfordville Highway
Crawfordville, FL 32327

ARTICLE VII

In the event of dissolution of this corporation, the assets shall be transferred to a similar non-profit corporation and shall not inure to the benefit of any other person or organization.

ARTICLE VIII

These Articles of Incorporation and the Bylaws of this Corporation may be amended, altered, made, rescinded or otherwise modified at any time at any regular or special meeting of the membership by a vote of two-thirds of the lot owners.

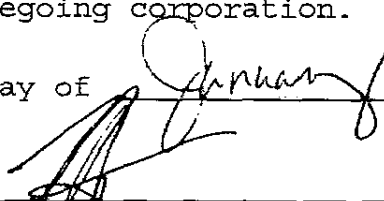
IN WITNESS WHEREOF, the Incorporator has hereunto set his hand
and seal, this 13th day of January,
2004.


Robert A. Routa

ACCEPTANCE

I, Robert A. Routa, do hereby accept the designation of
registered agent for the foregoing corporation.

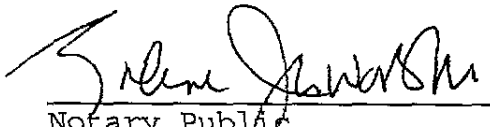
Dated this 13th day of January, 2004.


Robert A. Routa
Registered Agent

STATE OF FLORIDA
COUNTY OF WAKULLA

Before me this day personally appeared Robert A. Routa who is
personally known to me, or who has produced
as identification.

WITNESS by hand and official seal, this 13 day of
January 2004.


Notary Public
My commission expires:



Erlene Jaworski
MY COMMISSION # DD214449 EXPIRES
September 15, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT "A"

Begin at the Northeast corner of Snug Harbor, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 37, of the Public Records of Wakulla County, Florida, and thence run North 39 degrees 25 minutes 02 seconds East 48.23 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 3206.82 feet thru a central angle of 00 degrees 42 minutes 44 seconds for an arc distance of 39.86 feet, the chord of said arc being North 39 degrees 03 minutes 40 seconds East 39.86 feet, thence run North 40 degrees 07 minutes 46 seconds East 122.99 feet to a point of curve to the right, thence run Northeasterly along said curve with a radius of 24.60 feet thru a central angle of 53 degrees 39 minutes 54 seconds for an arc distance of 23.04 feet, the chord of said arc being North 66 degrees 57 minutes 43 seconds East 22.21 feet, thence run South 86 degrees 12 minutes 29 seconds East 149.91 feet, thence run South 78 degrees 17 minutes 07 seconds East 42.61 feet, thence run South 35 degrees 12 minutes 56 seconds West 52.65 feet, thence run South 04 degrees 37 minutes 14 seconds West 43.40 feet, thence run South 88 degrees 18 minutes 28 seconds East 36.15 feet, thence run North 37 degrees 50 minutes 38 seconds East 27.70 feet, thence run North 81 degrees 23 minutes 08 seconds East 104.25 feet, thence run North 53 degrees 56 minutes 44 seconds East 82.27 feet, thence run North 18 degrees 03 minutes 52 seconds West 51.00 feet, thence run North 80 degrees 31 minutes 44 seconds East 76.65 feet, thence run North 30 degrees 15 minutes 38 seconds East 64.75 feet, thence run North 25 degrees 52 minutes 46 seconds West 70.63 feet, thence run North 53 degrees 46 minutes 10 seconds West 58.45 feet, thence run North 73 degrees 12 minutes 04 seconds West 54.50 feet, thence run North 12 degrees 51 minutes 16 seconds West 58.37 feet, thence run North 02 degrees 54 minutes 38 seconds East 155.12 feet, thence run North 76 degrees 57 minutes 08 seconds East 192.32 feet, thence run North 05 degrees 08 minutes 23 seconds East 110.22 feet, thence run South 77 degrees 06 minutes 12 seconds West 229.21 feet, thence run North 57 degrees 33 minutes 31 seconds West 153.77 feet, thence run South 16 degrees 11 minutes 05 seconds West 125.30 feet, thence run South 00 degrees 08 minutes 20 seconds East 261.35 feet, thence run South 40 degrees 31 minutes 46 seconds West 43.30 feet, thence run South 60 degrees 03 minutes 34 seconds West 4.25 feet, thence run North 31 degrees 04 minutes 55 seconds West 33.00 feet, thence run South 60 degrees 05 minutes 34 seconds West 26.01 feet, thence run South 31 degrees 04 minutes 55 seconds East 33.00 feet, thence run South 60 degrees 05 minutes 34 seconds West 23.06 feet, thence run South 70 degrees 35 minutes 52 seconds West 41.32 feet, thence run South 75 degrees 38 minutes 10 seconds West 123.10 feet, thence run South 51 degrees 41 minutes 46 seconds West 189.76 feet, thence run South 44 degrees 13 minutes 40 seconds West 76.20 feet, thence run South 70 degrees 28 minutes 22 seconds West 103.33 feet, thence run North 82 degrees 24 minutes 50 seconds West 39.54 feet, thence run South 28 degrees 32 minutes 33 seconds West 114.65 feet, thence run South 88 degrees 18 minutes 40 seconds West 276.31 feet to a rod and cap, thence run North 00 degrees 24 minutes 58 seconds West 97.20 feet to a rod and cap, thence run North 89 degrees 49 minutes 58 seconds West 90.97 feet to a rod and cap, thence run North 00 degrees 00 minutes 32 seconds West 495.01 feet to a concrete monument, thence run South 80 degrees 14 minutes 51 seconds West 388.44 feet to a point on the Easterly right-of-way boundary of State Road No. S-367, said point lying on a curve concave to the Southwesterly, thence run Northwesterly along said right-of-way boundary and along said curve with a radius of 1179.28 feet thru a central angle of 02 degrees 55 minutes 27 seconds for an arc distance of 60.18 feet, the chord of said arc being North 10 degrees 29 minutes 29 seconds West 60.18 feet to a concrete monument, thence run North 80 degrees 13 minutes 22 seconds East 2390.66 feet to a rod and cap, thence run South 06 degrees 50 minutes 11 seconds East 508.01 feet to a rod and cap, thence run South 06 degrees 50 minutes 42 seconds East 288.48 feet, thence run South 69 degrees 51 minutes 46 seconds West 341.52 feet, thence run South 86 degrees 24 minutes 34 seconds West 1047.00 feet to the POINT OF BEGINNING containing 30.36 acres, more or less.