

NO4000007632

Dallas A. Lambert
(Requestor's Name)

P.O. Box 180065
(Address)

(Address) 850

Tallahassee FL 32318 945-7837
(City/State/Zip/Phone #)

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Augustus Oak Homeowners Assoc Inc
(Business Entity Name)

(Document Number)

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18 8/4/04

ARTICLES OF INCORPORATION

OF

AUGUSTUS OAK HOMEOWNERS ASSOCIATION, INC.

2004 AUG -4 AM 11:29

TALLAHASSEE FLORIDA

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, all of whom are Florida residents and 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

The name of the corporation is AUGUSTUS OAK HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

Address

The principal office of the Association is located at 1500 Fuller Road, Tallahassee, Florida 32333.

ARTICLE III

Registered Agent

Dallas A. Lambert, Jr. whose address is 1500 Fuller Road, Tallahassee, Florida, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

Purpose

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 and preservation of the residence Lots and Common Area within that certain tract of property located in Leon County, Florida, and described in the Declaration of Covenants, Conditions and Restrictions of AUGUSTUS OAK , hereinafter called the "Declaration" recorded or to be recorded in the Public Records of Leon County, Florida, and as the same may be amended from time to time, said Declaration being incorporate herein by reference, and to promote the health, safety and welfare of the owners within the property described in the Declaration, and any additions thereto as may hereafter be brought within the jurisdiction of this Association, and 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 the Declaration;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the declaration;

(c) Pay all expenses in connection therewith and expenses incident to the conducting of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(d) 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;

(e) Borrow money, and with the assent of three-fourths (3/4) 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;

(f) 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 (provided, however, no such dedication or transfer shall be effective unless an instrument has been signed by three-fourths (3/4) of the members agreeing to such dedication, sale or transfer);.

(g) 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 three-fourths (3/4) of the members.

(h) 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 possess.

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, 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 any Lot which is subject to assessment by the Association.

ARTICLE VI

Voting Rights

The Association shall have one class of voting membership which shall be all Owners (as defined in the Declaration). The Owners 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.

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 and director's terms of office may be changed by amendment of the By-laws 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:

<u>Name</u>	<u>Address</u>
Dallas A. Lambert	3637 Doris Drive, Tallahassee, FL 32303
Alvin Bush, Sr.	P.O. Box 263, Gretna, FL 32322
Keith M. Bush	P.O. Box 263, Gretna, FL 32322

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

ARTICLE VIII

Officers

The officers of this 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 as set forth in the By-laws. Until the first election, Dallas Lambert will serve as President, Alvin Bush, Sr., shall serve as Vice President, and Keith M. Bush shall serve as Secretary and Treasurer.

ARTICLE IX

Bylaws

The initial Bylaws for the Association shall be adopted by a vote of a majority of the members of the Board of Directors. These Bylaws may be amended or altered at a regular or special meeting of the members, by a vote of a majority of a quorum of present in person or by proxy, in the manner and subject to any other conditions set forth in the Bylaws.

ARTICLE X

Dissolution

The Association may be dissolved with the assent given in writing and signed by not less than three-fourths (3/4) of the 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 organization to be devoted to such similar purposes.

ARTICLE XI

Duration

The corporation shall exist perpetually.

ARTICLE XII

Amendments

A. Amendments of these Articles shall be made in the following manner:

(a) The Board of Directors shall adopt a resolution setting forth the proposed amendment directing that it be submitted to a vote at a meeting of members, which may be either the annual or a special meeting.

(b) Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member of record entitled to vote thereon within the time and in the manner provided by these Articles, the Bylaws or general law for the giving of notice of meetings of members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

(c) At such meeting a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of not less than 66 2/3% of the votes of members entitled to vote thereof.

B. Any number of amendments may be submitted to the members and voted upon by them at one meeting.

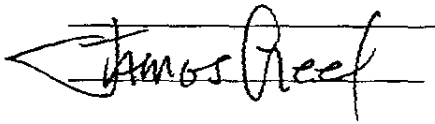
C. If all of the Directors and all of the members eligible to vote sign a written statement manifesting their intention that an amendment to these Articles of



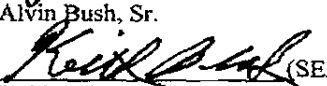
Incorporation be adopted, then the amendment shall thereby be adopted as though Subsection (A) had been satisfied.

D. The members may amend these Articles of Incorporation, without an act of the Directors, at a meeting for which notice of the changes to be made is given.

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 30th day of June, 2004.

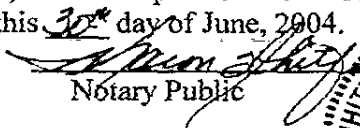
Signed, sealed and delivered
in our presence as witnesses:

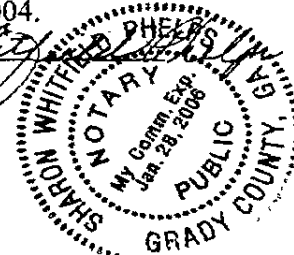



Dallas A. Lambert, Jr. (SEAL)

Alvin Bush, Sr. (SEAL)

Keith M. Bush (SEAL)

STATE OF FLORIDA)
COUNTY OF LEON)

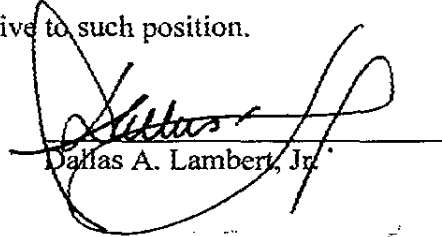
The foregoing instrument was acknowledged before me by Dallas A. Lambert, Jr. Alvin Bush, Sr., and Keith M. Bush, as incorporators of AUGUSTUS OAK HOMEOWNERS ASSOCIATION, INC., this 30th day of June, 2004.


Notary Public



Dallas A. Lambert, Jr. having been named as the Registered Agent in the foregoing Articles of Incorporation of AUGUSTUS OAK HOMEOWNERS

ASSOCIATION, INC. to accept service or process for the corporation at 1500 Fuller Road, Tallahassee, Florida 32303, hereby agrees to act as the Registered Agent and comply with the laws of the State of Florida relative to such position.


Dallas A. Lambert, Jr.

Georgia
STATE OF ~~FLORIDA~~)
COUNTY OF ~~LEON~~)
Grady

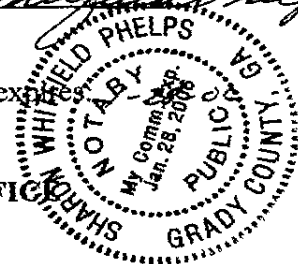
I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments personally appeared Dallas A. Lambert, Jr., to me known and known to me to be the person described as registered agent in and who executed the foregoing Articles of Incorporation, and acknowledged before me that she subscribed to those Articles of Incorporation.

Witness my hand and official seal this 30 day of June, 2004.


Notary Public

My Commission expires

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



Pursuant to the provisions of Section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida:

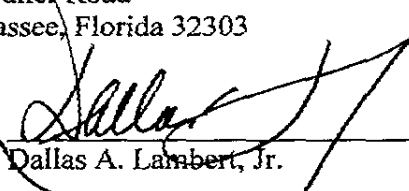
The name of the corporation is:

AUGUSTUS OAK HOMEOWNERS ASSOCIATION, INC.,

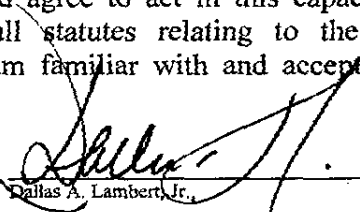
The name and address of the registered agent and office is:

Dallas A. Lambert, Jr.
1500 Fuller Road
Tallahassee, Florida 32303

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TALLAHASSEE FLORIDA


Dallas A. Lambert, Jr.

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.


Dallas A. Lambert, Jr.

Date: 6-30-04

Georgia
STATE OF ~~FLORIDA~~)
COUNTY OF ~~LEON~~)
Grady

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared Dallas A. Lambert, Jr., (personally known - no oath) to me known and known to me to be the person described as registered agent in and who executed the foregoing and acknowledged before me that she subscribed to same.

WITNESS my hand and official seal in the County and State named above this 30th day of June 2004.


Notary Public

My Commission expires: 1-28-06

