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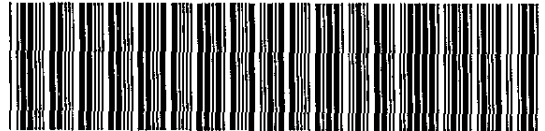
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CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

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(Corporation Name) (Document #)
2. _____
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NEW FILINGS

- ☐ Profit
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☐ Domestication
☐ Other

OTHER FILINGS

- ☐ Annual Report
☐ Fictitious Name

AMENDMENTS

- ☐ Amendment
☐ Resignation of R.A., Officer/Director
☐ Change of Registered Agent
☐ Dissolution/Withdrawal
☐ Merger

REGISTRATION/QUALIFICATION

- ☐ Foreign
☐ Limited Partnership
☐ Reinstatement
☐ Trademark
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Articles of Incorporation
of
Emerald Gardens Homeowners Association, Inc.
A Nonprofit Corporation

The undersigned natural person of legal age, who is a citizen of the State of Florida, acting as an incorporator of a corporation under Chapter 617 of the Florida Statutes, hereby adopts the following articles of incorporation:

Article I

The name of the corporation is Emerald Gardens Homeowners Association, Inc. (hereinafter the "Association"). The corporation's principal office and mailing address is 706 South Highway 27, Havana, Florida 32333.

Article II

The Association is a nonprofit corporation. It shall have directors who shall be elected in accordance with the bylaws of the corporation.

Article III

The period of its duration is perpetual.

Article IV

The Association is formed for the primary purpose of providing for the maintenance, preservation, and architectural control of the residence lots and common area within a certain subdivided tract of real property described in the plat to be recorded the Public Records of Gadsden County, Florida, and to promote the health, safety, and welfare of the residents within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose.

In furtherance of such purposes, the Association will have the power to:

- a. Perform all of the duties and obligations of the Association as set forth in the restrictive covenants (the "Restrictive Covenants") applicable to the subdivision and recorded in the public records of Gadsden County, Florida;
- b. Affix, levy, and collect all charges and assessments pursuant to the terms of the Restrictive Covenants and enforce payment thereof by any lawful means, and 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 on the property of the Association;
- c. Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;
- d. Borrow money and, subject to the consent by vote or written instrument of two-thirds (2/3) of the members, mortgage, pledge, or hypothecate any or all of its real or personal property as security for

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money borrowed or debts incurred;

e. Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer will be effective unless an instrument has been signed by two-thirds (2/3) of the members, 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 areas, provided that any merger, consolidation, or annexation must have the consent by vote or written instrument of two-thirds (2/3) of the members;

g. Have and exercise all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and will be operated exclusively for the above purposes. The activities of the Association will be financed by assessments on members as provided in the Restrictive Covenants, and no part of any net earnings will inure to the benefit of any member.

Article V

The street address of the initial registered office of the Association is 706 South Highway 27, Havana, Florida 32333, and the name of its initial registered agent at that address is Maurice E. Evans.

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 as provided for in Chapter 608, Florida Statutes.



Maurice E. Evans, Registered Agent

Article VI

Every person or entity who/which is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, will be a member of the Association. Membership will be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

Article VII

The Association shall have one class of voting membership: all owners of lots, including the Developer, shall be entitled to one vote per lot owned. If a lot is owned by more than one person or entity, each person or entity shall be a member of the Association, but in no event may more than one vote be cast per lot.

Article VIII

Maurice E. Evans, whose address is 7110 Beech Ridge Trail, Tallahassee, Florida 32312 shall serve as the initial director of the Association. At the initial meeting of the members of the Association, five (5) directors shall be elected pursuant to the Bylaws.

Article IX

On dissolution, the assets of the Association will be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets will be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

Article X

The name and street address of the incorporator is Maurice E. Evans, 706 South Highway 27, Havana, Florida 32333.

Executed at Tallahassee, Leon County, Florida, on the 12 day of September, 2005.



Maurice E. Evans

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 12 day of ^{PROVER} September, 2005 by Maurice E. Evans, who is personally known to me or who produced _____ as identification.


Notary Public

John A. Grant

Commission # DD259640

Expires January 10, 2008

Bonded Troy Fain - Insurance, Inc. 900-365-7019

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