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NEGRANDO PARES. 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 TUSCANY TRACE HOMEOWNERS' ASSOCIATION, INC., hereafter called the "Association".

PRINCIPAL OFFICE. The principal office of the Association is located at 3074 ARTICLE IL Shamrock North Tallahassee FL 32309.

INCORPORATOR

ARTICLE IIL REGISTERED AGENT. John Till, whose address is 3074 Shamrock North Tallahassee Fl 32309, 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. The specific purposes for which it is formed are administering and enforcing the covenants and restrictions, collecting and disbursing the assessments and charges established, and for the purpose of promoting the common interests of property owners in TUSCANY TRACE in general, including, but not limited to, maintenance of roads, easements and other common areas within that certain tract of property described as:

SEE ATTACHED EXHIBIT "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 Wakulla 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;
- 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.
- 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:
- Borrow money, and with the assent of two-thirds 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;
- 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 and instrument signed by the then owners of two-thirds (2/3) of the lots have been recorded, agreeing to such dedication, sale or transfer.
- 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 two-thirds (2/3) of the votes of members who are voting in person or by proxy at a meeting duly called for such purpose;
- 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.

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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 that 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 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. A board of three directors, who need not be members of the Association, shall manage the affairs 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:

Morris Brown	3797 Bloxham Road	Crawfordville, FL 32327
John Till	3074 Shamrock North	Tallahassee, FL 32309
Susan Till	3074 Shamrock North	Tallahassee, FL 32309

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 terms 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 VIII. 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, John Till shall serve as President, Morris Brown, shall serve as Vice-President and Susan Till shall serve as Secretary and Treasurer.

ARTICLE IX. DISSOLUTION. The Association may be dissolved with the assent of two-thirds (2/3) of the votes of member 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 Wakulla County, Florida. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association was created 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 terms outlined herein.

ARTICLE XL AMENDMENTS. Amendment of these Articles shall require the assent of two-thirds (2/3) of the votes of members who are voting in person or by proxy at a meeting duly called for such purpose. The board of directors or any member of the Association may propose amendments.

ARTICLE XIL 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.

Signed, sealed and delivered in the presence of:

WITNESSES: TUSCANY TRACE HOMEOWNERS' ASSOCIATION, INC.

John Till		
(Printed Name	John Till, PRESIDENT Morris Biown, VICE PRESIDENT	
Gusan Till	Susan Till, Secretary/Treasurer	06 JAN 30 SECRETAR TALLAHASS
[Printed Name	s Resident Agent of this Corporation: John Till, PRESIDENT	PH 2: 21 Y OF STATE SEE. FLORIDA
The foregoing instrument was acknowledge by JohnTill who is personally identification and did (did not) take an oath LORI E. NIXON MY COMMISSION # DD 431436 EXPIRES: May 22, 2009 Bonded Thru Notary Public Unganwiters	nowledged before me this 27th day of January known to me or who has produced a valid Florida.	driver's license as
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The foregoing instrument was ack 20 () by Susan Till who is personal identification and did (did not) take an oath LOPI E. NIXON MY COMMISSION # DD 431438 EXPIRES: May 22, 2009 Borded Thru Notary Public Underwriters	nowledged before me this 27 day of 12/	

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Exhibit A. Page (בטאבם) דאטא כאמצכא צסטם 日の田田本の一部に 日本のの SCALE CERTIFIED TO:

1) MORRIS BROWN & JOHN TILL

2) GULF STATE BANK

3) SMITH, THOMPSON, SHAW, & MANAUSA, P.A.

4) FIRST AMERICAN TITLE INSURANCE CO. N/3 (0) 217.33'38"E 242.58'(M) 217.32,55°E 242.78'(D) 9/11/05 7"=100' M.90,60,245 M.90,60,225 574.43'40"W 000 REMSED: 407 54 JOB MUMBER: 11/12/11 Yes N74'38'47"E BOUNDARY SURVEY OF: 3.996 Act PARCEL IN LOT 74 HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA 87: ફ S74.43.40"W SHEET # 1 OF CLP215-W CERTIFICATIONS (LEMDER) N74'39'40"E ^{LO}7 55 BEARING: BASE PER DEED 13 477.93'(D) 407 56 4' FIELD FENCE 482.36'(DC) MOTES 47 Mulberry Circle Crawfordville, Florida 32327 481.99'(M) BRIDLEGATE DRIVE (PAVED) There are no visible encroackments on this property, UNLESS SHOWN
 This property Hee in Flood Zone(s) " C ", as per F.I.R.M. Panel # Adjoinders, unless noted were not furnished to this surveyor. PLAT BOOK 3 PAGE 50 BRIDLE GATE PHASE TIMO 724.28'(M) to the P.O.C. was not run because: The horizontal to accurately determine the property boundaries. harles L. Powell ·*/· O.R. 34, FAGE 150 THE PROPERTY CONTROL TO THE PR Surveying N74.43'19"E 232.63'(M) 10' ELECTRICAL EASEMEN 407 58 60'R/W were not located. 60.0 N74.43'40"E N74.43'19"E D SET 128.00(p) 407 59 8 Mobile: (850) 251-1881 Phone: (850) 926-7522 UNPLATTED LANDS P.O.B. (W),89°1+Z (0),49,0121 N74.43'19"E 245.57'(M) 478.20'(M) 478.82'(D) (MOT INCLUDED) 107 60 1129.53'(M) 1129.34'(P) N17.25,00° -1.805 Act 3,00,61,22N STIBLES 1/1000 407 128.00(P) *6475 6 P.O.B. UTILITY EASEMENT FID 1 1/4: NIOTO TO TO WIL AND IS SCALED FROM THE FLELK PANEL. THIS SUPPENDE MAS NOT BEEN PROVIDED ON DESIGNATION. Coches to the two of the transfer of the trans \$05.24 (M) 407 62 105.53(N) 105.34(P) 30,000 289.05.15 (M) 1/20/06 - NORTH

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47 Mulberry Circle Crawfordville, Florida, 32327

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Page 2 of 2 Clp215-W.doc (850) 926-7522 (Mobile) 850-251-1881

Legal Description 3.996 Acre part of lands as recorded in Official Records Book 34, Page 150

Commence at the intersection of the Westerly right-of-way line of State Road 369 (319) and the Westerly boundary of Lot 74 of the Hartsfield Survey of lands in Wakulla County, Florida, and run North 17 degrees 25 minutes West along the Westerly boundary of said Lot 74, 1210.69 feet, thence run North 72 degrees 19 minutes East along the Northerly boundary of the lands of Charles Wicker 868.96 feet to a point on the Westerly right-of- way line of said State Road 369 (319), thence run North 18 degrees 09 minutes 40 seconds East along said right-of-way line 209.12 feet to an iron pipe, thence continue North 18 degrees 10 minutes 43 seconds East along said Westerly right-of-way line of State Road 369 (319) a distance of 289.63 feet to a concrete monument marking the Southeast corner of Lot 62 of Bridle Gate Phase Two, as per map or plat thereof recorded in Plat Book 3, Page 59 of the Public Records of Wakulla County, Florida, thence run South 74 degrees 43 minutes 40 seconds West along said Southerly boundary 405.24 feet to a iron rod (marked LS 5631) said point being the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 74 degrees 43 minutes 40 seconds West along said Southerly boundary 724.28 feet to a concrete monument marking the Southwest corner of Lot 54 of said Bridle Gate Phase Two, said point lying on the Easterly right of way boundary of Ivan Church Road, thence run South 17 degrees 33 minutes 38 seconds East along said right of way 242.58 feet to a concrete monument, thence leaving said right of way, run North 74 degrees 38 minutes 47 seconds East along the Southerly boundary of lands described in Official Records Book 34, Page 150 a distance of 481.99 feet to an iron pipe, thence continue North 74 degrees 43 minutes 19 seconds East along said southerly boundary 232.63 feet to an iron rod (marked LS 5631), thence leaving said Southerly boundary run North 15 degrees 16 minutes 41 seconds West 241.68 feet to the POINT OF BEGINNING, containing 3.996 acres, more or less, in Lot 74 of the Hartsfield Survey of lands in Wakulla County, Florida.

TOGETHER WITH the following described utility easement:

Legal Description 0.14 Acre Utility Easement

Commence at the intersection of the Westerly right-of-way line of State Road 369 (319) and the Westerly boundary of Lot 74 of the Hartsfield Survey of lands in Wakulla County, Florida, and run North 17 degrees 25 minutes West along the Westerly boundary of said Lot 74, 1210.69 feet, thence run North 72 degrees 19 minutes East along the Northerly boundary of the lands of Charles Wicker 868.96 feet to a point on the Westerly right-of- way line of said State Road 369 (319), thence run North 18 degrees 09 minutes 40 seconds East along said right-of-way line 209.12 feet to an iron pipe, thence continue North 18 degrees 10 minutes 43 seconds East along said Westerly right-of-way line of State Road 369 (319) a distance of 211.24 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said Westerly right of way boundary run North 70 degrees 57 minutes 18 seconds West 89.40 feet, thence run South 74 degrees 43 minutes 40 seconds West 189.20 feet, thence run South 35 degrees 48 minutes 43 seconds West 127.23 feet, thence run North 15 degrees 16 minutes 41 seconds West 19.28 feet, thence run North 35 degrees 48 minutes 43 seconds East 120.42 feet to the Southerly boundary of Bridlegate Phase Two, as recorded in Plat Book 3, Page 59, thence run North 74 degrees 43 minutes 40 seconds East along said Southerly boundary 199.13 feet, thence leaving said boundary run South 70 degrees 57 minutes 18 seconds East 93.80 feet to the Westerly right of way boundary of State Road 369 (319), thence run South 18 degrees 10 minutes 43 seconds West along said right of way 15.00 feet to the POINT OF BEGINNING, containing 0.14 acres, more or less, in Lot 74 of the Hartsfield Survey of lands in Wakulla County, Florida.

The undersigned Surveyor and Mapper has not been provided a current title opinion or abstract to the subject property. There may be other deeds, easements, etc.., both written and unwritten, that may affect the property boundaries.

Charles L. Powell

Florida Professional Surveyor and Mapper No. 5631