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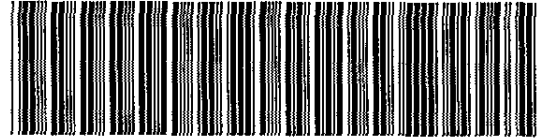
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NINTH JUDICIAL CIRCUIT
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CLERK OF DISTRICT COURT
NINTH JUDICIAL CIRCUIT
TALLAHASSEE, FLORIDA

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Mill Pond Springs
Owners Association, Inc.

Signature _____

Requested by: _____

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____

- ☒ Art of Inc. File _____
- _____ LTD Partnership File _____
- _____ Foreign Corp. File _____
- _____ L.C. File _____
- _____ Fictitious Name File _____
- _____ Trade/Service Mark _____
- _____ Merger File _____
- _____ Art. of Amend. File _____
- _____ RA Resignation _____
- _____ Dissolution / Withdrawal _____
- _____ Annual Report / Reinstatement _____
- ☒ Cert. Copy _____
- _____ Photo Copy _____
- _____ Certificate of Good Standing _____
- _____ Certificate of Status _____
- _____ Certificate of Fictitious Name _____
- _____ Corp Record Search _____
- _____ Officer Search _____
- _____ Fictitious Search _____
- _____ Fictitious Owner Search _____
- _____ Vehicle Search _____
- _____ Driving Record _____
- _____ UCC 1 or 3 File _____
- _____ UCC 11 Search _____
- _____ UCC 11 Retrieval _____
- _____ Courier _____

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CLERK OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

MILL POND SPRINGS OWNERS ASSOCIATION, INC.

The undersigned incorporator hereby makes, subscribes, acknowledges and files the following Articles for the purpose of forming a non-profit corporation under the laws of the State of Florida.

ARTICLE I - NAME

The name of this corporation is Mill Pond Springs Owners Association, Inc.

ARTICLE II - PURPOSES

The Corporation does not contemplate pecuniary gain or profit, direct or indirect, to its members. The purposes for which it is formed are: To promote the health, safety, and welfare of the property owners in those certain lots or tracts of land described on the plat of Mill Pond Springs to be recorded in the Official Records of Jackson County, Florida, the perimeter boundary of which being described on Exhibit A attached hereto and incorporated herein, and for this purpose to: (a) own, acquire, operate and maintain for the benefit of the property owners, the property hereinafter referred to as the "Common Properties" described in the aforementioned plat, together with any buildings or other improvements that may be constructed thereon, including but not limited to: commons, open spaces, ponds, and private streets, if any; and (b) maintain unkept lands or trees; and (c) fix and collect assessments to be levied against the property within Mill Pond Springs as owned by the members; and (d) enforce any and all covenants, restrictions and agreements applicable to the property within Mill Pond

Springs; and (e) pay taxes and insurance on the Common Properties and facilities; and (f) insofar as permitted by law, to do any other thing that, in the opinion of the Board of Directors, will promote the common benefit and enjoyment of the residence of Mill Pond Springs.

ARTICLE III - 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 Mill Pond Springs Owners Association, Inc. from the date such member acquires title to his lot provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member. Membership shall be appurtenant to and may not be separated from the ownership of any lot.

ARTICLE IV - TERM

This corporation shall have perpetual existence.

ARTICLE V - THE INCORPORATOR

The name and address of the incorporator is: Bill R. Hutto, 620 McKenzie Avenue, Panama City, FL 32401.

ARTICLE VI - OFFICERS

The officers shall be a president, a vice-president, and a secretary/treasurer, and such other officers as may be determined by the Board of Directors. The president shall be a member of the Board of Directors. The officers shall be chosen by a majority vote of the directors. All officers shall hold office at the pleasure of the Board of Directors.

ARTICLE VII - INITIAL OFFICERS

<u>Name</u>	<u>Office</u>	<u>Address</u>
Royce Scofield	President	3631 Highway 231 Panama City, FL 32404
Steve A. Boyette	Vice-President	3631 Highway 231 Panama City, FL 32404
Carol Scofield	Secretary/ Treasurer	3631 Highway 231 Panama City, FL 32404

ARTICLE VIII - BOARD OF DIRECTORS

The affairs of the Corporation shall be managed by a Board of not less than three nor more than nine directors. The initial Board of Directors shall consist of three directors who shall hold office until a vote of the membership determines otherwise. The Board may be increased in size up to nine members at the discretion of a majority of the initial Board of Directors. However, the Board shall at all times contain an odd number of members.

The names and addresses of those persons who are to act as initial directors until their prior resignation or the election of their successors are:

<u>Name</u>	<u>Address</u>
Royce Scofield	3631 Highway 231 Panama City, FL 32404
Steve A. Boyette	3631 Highway 231 Panama City, FL 32404
Carol Scofield	3631 Highway 231 Panama City, FL 32404

ARTICLE IX - INITIAL REGISTERED OFFICE ADDRESS AND NAME OF REGISTERED AGENT

The initial registered office of this Corporation shall be at 620

McKenzie Avenue, Panama City, FL 32401 with the privilege of having its office and branch offices at other places within or without the state of Florida. The initial registered agent at that address shall be Bill R. Hutto, 620 McKenzie Avenue, Panama City, FL 32401.

ARTICLE X - BY-LAWS

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended, or rescinded by the directors and members in the manner provided in the By-Laws and the Declaration of Covenants and Restrictions.

ARTICLE XI - VOTING RIGHTS

Members shall be entitled to one vote for each lot in which they hold the interest required for membership by Article III. When more than one person holds such interest in any lot, all such persons shall be members and the one vote for each such lot shall be exercised as they determine. In no event shall more than one vote be cast with respect to any one lot.

ARTICLE XII - QUORUM

The presence at the meeting of members entitled to cast or of proxies entitled to cast one-third (1/3) of the vote of the membership shall constitute a quorum for any action governed by the Articles of Incorporation or the By-Laws of this Corporation.

ARTICLE XIII - DISSOLUTION

The Corporation may be dissolved only with the assent given in writing and signed by the members entitled to cast two-thirds (2/3) of the membership. Written notice of a proposal to dissolve, setting forth

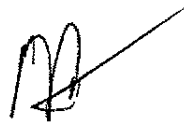
the reasons thereof and the disposition to be made of the assets (which shall be consistent with the succeeding Article) shall be mailed to every member at least 90 days in advance of any action taken.

ARTICLE IX - DISPOSITION OF ASSETS UPON DISSOLUTION

Upon dissolution of the Corporation, the assets, both real and personal of the Corporation, shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practical the same as those to which they were required to be devoted by the Corporation. 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 purposes as nearly as practical the same as those to which they were required to be devoted by the Corporation.

No disposition of the Mill Pond Springs Owners' Association, Inc.'s properties shall be effective to divest or diminish any right or title to any member vested in him under the recorded Covenants and deeds applicable to the properties of the Association unless made in accordance with the provisions of such Covenants and deeds.

IN WITNESS WHEREOF, the incorporator has affixed his signature and seal this 17th day of March, 2006.



Bill R. Hutto, Incorporator

STATE OF FLORIDA
COUNTY OF BAY

BEFORE ME, the undersigned officer, duly authorized in the State and County aforesaid to take acknowledgments personally appeared Bill R. Hutto, known to me to be the person who executed the foregoing, and acknowledged that he executed the same for the purposes therein expressed.

WITNESS MY hand and official seal this 17th day of March, 2006.



Linda Altman
LINDA ALTMAN

Sign and print notary name

Personally known ☒
or Produced Identification ☐
Type of ID

ACKNOWLEDGMENT BY DESIGNATED AGENT

Having been named to accept service of process for the above-stated Corporation, at the place designated in the Articles of Incorporation, I hereby agree to act in this capacity, and agree to comply with the provisions of Chapter 48.091, Florida Statutes, relative to keeping said office open.

[Signature]

Bill R. Hutto

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TALLAHASSEE, FLORIDA

DESCRIPTION

The SE 1/4 less the North 10 acres of the NE 1/4 of SE 1/4, and the East 1/2 of the SW 1/4 lying South and East of Highway 167

LESS AND EXCEPT:

A parcel of land situate in the NE 1/4 of SW 1/4 lying East of State Road 167 of Section 26, Township 4 North, Range 11 West, more particularly described as follows: Begin at the NE corner of the SW 1/4 of Section 26, Township 4 North, Range 11 West, Jackson County, Florida; thence S 00 degrees 10 minutes 11 seconds West, along the East line of said SW 1/4, 494.83 feet; thence departing said East line on a bearing of N 72 degrees 52 minutes 17 seconds West, 677.55 feet to the Southerly R/W line of Highway 167; thence N 46 degrees 20 minutes 53 seconds East, along said R/W line, 420.99 feet; thence departing said R/W line on a bearing of N 89 degrees 13 minutes 16 seconds East, 344.39 feet to the Point of Beginning.

All in Section 26, Township 4 North, Range 11 West.

ALSO:

The NW 1/4 of the NE 1/4 and East 16 acres of the SW 1/4 of the NE 1/4 of Section 35, Township 4 North, Range 11 West.

SUBJECT TO: that certain 30 foot Ingress Egress easement as described in Official Record Book 866 page 152 of the Public Records of Jackson County, Florida.

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