

NO6000004552

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



800069906938

04/19/06--01005--016 \*\*78.75

FILED  
06 APR 19 PM 4:29  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

RECEIVED  
06 APR 19 PM 11:28  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

MPD  
4/25

*Frances Casey Lowe, P.A.  
3119-B Crawfordville Highway  
Crawfordville, Florida 32327  
Phone (850) 926-8245 Fax (850) 926-2396*

*April 18, 2006  
Hand Delivery*

*Registration Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301*

*RE: Fiddler's Pointe*

*To Whom It May Concern:*

*Enclosed please find the following documents:*

- *One original Articles of Organization for filing;*
- *One copy of the Articles of Organization for a certified copy;*
- *A check (No.2086) in the amount of \$125.00 for the filing fee and expense of one certified copy;*
- *One original Articles of Incorporation for filing;*
- *One copy of the Articles of Incorporation for a certified copy;*
- *A check (No.2085) in the amount of \$78.75 for the filing fee and expense of one certified copy; and*
- *Two (2) self-addressed, stamped envelopes for returning all correspondence concerning this matter.*

*If you have any questions regarding this matter, please feel free to contact me at 926-8245.*

*Very truly yours,*

*Frances C Lowe*  
*Frances Casey Lowe*

*FCL/sep  
Enclosures*

**ARTICLES OF INCORPORATION  
OF  
Fiddler's Pointe Homeowners Association, Inc.**

**FILED**

06 APR 19 PM 4:29

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned, acting as incorporator of a non-profit corporation under the provisions of Chapter 617 of the Florida Statutes (the "Act"), does hereby adopt the following Articles of Incorporation:

**ARTICLE I**

The name of the corporation is Fiddler's Pointe Homeowners Association, Inc. (hereinafter referred to as the "Company").

**ARTICLE II**

Unless earlier terminated under the Act or the By-laws of the Company, the period of duration of the shall be perpetual.

**ARTICLE III**

The purpose for which the Company is organized is to engage in any and all business and activities permitted by the Act and any other applicable laws of the State of Florida. The owners of lots in Fiddler's Pointe, a subdivision in Wakulla County, Florida (hereafter the "Subdivision"), shall be members of the Association as provided in the Declaration of Covenants, Conditions, Restrictions and Easements encumbering the Subdivision (hereafter the "Declaration").

The specific primary Purposes for which the Association is formed are to provide for maintenance of the Common Area of the Subdivision. Generally, the Association's purpose is to promote the health, safety, and welfare of the residents within the Subdivision.

In furtherance of the specific and general purposes, the Association shall have the power to:

(a) Perform all of the duties and obligations of the Association as set forth in the Declaration as amended from time to time which are applicable to the Subdivision. The Company shall have all of the powers vested in a limited liability company organized and existing by virtue of such laws.

(b) Affix, levy and collect and enforce payment by any lawful means of all charges and assessments pursuant to the terms of the Declaration as amended; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association;

(c) Acquire (by gift, purchase, or otherwise), own, hold and improve, build upon, 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) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes; or annex additional residential property or common areas, provided that any merger, consolidation or annexation shall have the assent by vote or written instrument as specified in the Declaration.

(e) Have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the Declaration applicable to the Subdivision and no part of any earnings of the Association will inure to the benefit of any member.

#### ARTICLE IV

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is located in the Subdivision, but excluding persons or entities holding title merely as security for the performance of obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot in the Subdivision.

#### ARTICLE V

The initial principal place of business and mailing address for the Company is 1122 Ball Street, Suite B, Perry, Georgia 31069 respectively. This address may be changed from time to time as provided in the By-laws.

#### ARTICLE VI

The initial registered agent in Florida for the Company is Frances Casey Lowe, Esq. and the initial registered office is located at Frances Casey Lowe, P.A., 3119-B Crawfordville Highway, Crawfordville, Florida, 32327.

#### ARTICLE VII

(Reserved)

#### ARTICLE VIII

The affairs of the Association shall be managed by a Board of Directors, a President, Vice Presidents and a Secretary. The officers shall be elected at the first meeting of the Board of Directors following each annual meeting of members.

The names of the officers who are to serve until the first election are:

CEO/President/Secretary: Herman F. Klein, JR  
2004 Tucker Road  
Perry, Georgia 31609

Vice-President: Jon S. Gavens  
1122 Ball Street, Suite B  
Perry, Georgia 31609

Vice-President: Kurtis D. Woods  
1122 Ball Street, Suite B  
Perry, Georgia 31609

The initial number of persons constituting the Board of Directors of the Association shall be three (3), and the name and address of the persons who shall serve as Directors until the first election is:

Chairman of the Board  
Herman F. Klein, Jr.  
2004 Tucker Road  
Perry, GA 31609

Director  
Jon S. Gavens  
1122 Ball Street, Suite B  
Perry, GA 31609

Director  
Kurtis D. Woods  
1122 Ball Street, Suite B  
Perry, GA 31609

The Board of Directors shall have the number of Directors and be elected as specified in the Bylaws, and shall always have at least one (1).

#### ARTICLE IX

Subject to the rights of the Declarant expressed in the Declaration, the Bylaws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of a majority of the members existing at the time of, and present at, such meeting except that the initial Bylaws of the Association shall be made and adopted by the Board of Directors.

#### ARTICLE X

Subject to the rights of the Declarant expressed in the Declaration, amendments to these Articles of Incorporation may be proposed by any member of the Association and these Articles may be amended at any annual meeting of the Association or at any special meeting duly called and held for such purpose, on the affirmative vote of a majority existing at the time of, and present at, such meeting.

#### ARTICLE XI

The Association shall have two (2) classes of voting members:

Class A- Class A members shall be all owners of property within the Subdivision with the exception of Declarant, and shall be entitled to one (1) vote for each lot owned as defined in the Declaration. When more than one (1) person holds an interest in any lot, all such persons shall be members and the vote for that lot shall be exercised as they may determine among themselves.

Class B- Class B member shall be the Declarant, as such term is defined in the Declaration who shall be entitled to three (3) votes for each lot within the Subdivision owned by Declarant. The Class B membership shall cease and be converted to Class A membership as provided in the Declaration.

#### ARTICLE XII

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

#### ARTICLE XIII

The name and street address of the incorporator to these Articles of Incorporation is as follows:

Frances Casey Lowe, P.A.  
3119-B Crawfordville Highway  
Crawfordville, Florida 32327

#### ARTICLE XIV

On the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member, or on the occurrence of any other event that, under the Act, would result in dissolution of the Company, the business of the Company may be continued and the Company will not be dissolved without prior written consent of all the remaining members of the Company.

#### ARTICLE XV

Executed at Crawfordville, Florida on April 20, 2006,

By: Frances Casey Lowe  
Frances Casey Lowe, P.A. (Legal Counsel)  
Fiddler's Pointe Homeowners Association, Inc


**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT WITH WHOM  
PROCESS MAY BE SERVED.**

Pursuant to the provisions of Section 617.0501, 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.

1. The name of the corporation is:  
**Fiddler's Pointe Homeowners Association, Inc.**
2. The name of the registered agent and office is Frances Casey Lowe and the initial, registered office is located at 3119-B Crawfordville Highway, Crawfordville, Florida 32327.

**ACKNOWLEDGEMENT**

Having been named to accept service of process for the above corporation, at the place designated in this certificate, I hereby accept to act in this capacity and agree to comply with the provision of said Act relative to being available at said location.

  
Frances Casey Lowe, Registered Agent

**FILED**  
06 APR 19 PM 4:29  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA