

NO600005546

Robert A. Rounta
(Requestor's Name)

2931 Crawfordville Hwy
(Address)

(Address)

Crawfordville, FL 32327/850-926-
(City/State/Zip/Phone #) 6300

☐ PICK-UP

☒ WAIT

☐ MAIL

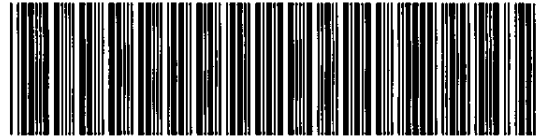
(Business Entity Name)

(Document Number)

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06 MAY 23 PM 1:35
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TALLAHASSEE, FLORIDA
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06 MAY 23 PM 2:32
DIVISION OF CORPORATION

ARTICLES OF INCORPORATION

RUBY HILLS HOMEOWNERS' ASSOCIATION, INC.

The undersigned, acting as incorporator, does hereby ^{top} the following Articles of Incorporation, pursuant to Chapter 617, Florida Statutes:

ARTICLE I

The name of the corporation shall be RUBY HILLS HOMEOWNER'S ASSOCIATION, INC., with its initial principal place of business 116 Bay Pine Drive, Crawfordville, FL 3232, and with Pam Hodges, being its initial registered agent at said address.

ARTICLE II

The corporation shall have perpetual existence, commencing with the filing of these Articles of Incorporation with the Secretary of State, The Capitol, Tallahassee, Florida 32399.

ARTICLE III

The purpose of the corporation shall be to maintain the common areas and common elements within RUBY HILLS including but not limited to the stormwater facility, with RUBY HILLS, being more particularly described in Exhibit "A" attached, and to perform all acts necessary and incident thereto as may be legal under the laws of the State of Florida and of the United States of America.

ARTICLE IV

Each lot owner within said subdivision shall be a member of this corporation, with each lot being entitled to one vote, with a majority of the lots constituting a quorum, and with all business of the corporation being transacted upon a majority vote of the lots constituting said quorum or being otherwise present.

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TALLAHASSEE, FLORIDA

ARTICLE V

The business of the corporation shall be transacted by a Board of Directors, consisting of not less than 3 and not more than 5 members. The Board shall be elected by the lot owners pursuant to Article IV, and the Board shall elect a President, Vice-President and Secretary-Treasurer from persons elected to the Board. The Incorporator shall serve as the initial Board of Directors until the initial meeting of the membership.

ARTICLE VI

The name and address of the incorporator is:

Pam Hodges
116 Bay Pine Drive
Crawfordville, FL 32327

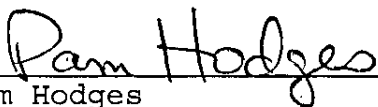
ARTICLE VII

In the event of dissolution of this corporation, the assets shall be transferred to a similar non-profit corporation and shall not inure to the benefit of any other person or organization.

ARTICLE VIII

These Articles of Incorporation and the Bylaws of this Corporation may be amended, altered, made, rescinded or otherwise modified at any time at any regular or special meeting of the membership by a vote of two-thirds of the lot owners with each lot being entitled to one vote.

IN WITNESS WHEREOF, the Incorporator has hereunto set her hand and seal, this 22 day of May, 2006.


Pam Hodges

ACCEPTANCE

I, Pam Hodges, do hereby accept the designation of registered agent for the foregoing corporation.

Dated this 22 day of May, 2006.

Pam Hodges
Pam Hodges
Registered Agent

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 22 day of May, 2006, by Pam Hodges who is personally known to me, or who has produced Known to me as identification, and who signed this document in my presence.

WITNESS by hand and official seal, this 22nd day of May, 2006.

Debra M. Johnson

Notary Public
State of Florida at Large
My commission expires:



Debra M. Johnson
MY COMMISSION # DD193982 EXPIRES
March 16, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

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06 MAY 23 PM 1:35
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Edwin G. Brown

& Associates, Inc.

SURVEYORS * MAPPERS * ENGINEERS

January 30, 2006

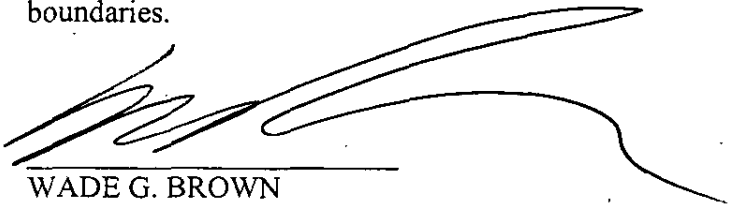
TERRY & PAM HODGES

3.67 ACRES

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61G17, Florida Administrative Code).

Commence at the Northeast corner of Lot 77 of the Hartsfield Survey of Lands in Wakulla County, Florida, and thence run South 16 degrees 58 minutes 17 seconds East along the Easterly boundary of said Lot 77, a distance of 839.24 feet to a re-bar on the Southerly right-of-way boundary of State Road No. 61 for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 16 degrees 57 minutes 54 seconds East along said Easterly boundary 727.87 feet to an iron pipe, thence run South 71 degrees 36 minutes 11 seconds West 217.42 feet to a concrete monument, thence run North 17 degrees 23 minutes 21 seconds West 115.37 feet to a concrete monument; thence North 17 degrees 28 minutes 19 seconds West 608.59 feet to a rod and cap lying on the Southerly right-of-way boundary of said State Road No. 61, thence run North 70 degrees 38 minutes 11 seconds East along said right-of-way boundary 223.79 feet to the POINT OF BEGINNING containing 3.67 acres, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.



WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB 6475)

02-553PSC:28523

EXHIBIT "A"