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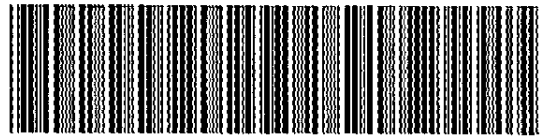
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06 MAY 25 PM 3:39

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SECTION OF STATE
TALLAHASSEE, FLORIDA

MR 5/26

89hht-991
166-24468

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: The Cove at Lake Hall Homeowners' (Property Owners') Association, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Benjamin K. Phipps
Name (Printed or typed)

215 South Monroe Street, Suite 802
Address

Tallahassee, FL 32301
City, State & Zip

(850) 222-7000
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION

The Cove at Lake Hall Homeowners'
(Property Owners')
Association, Inc.

FILED

06 MAY 25 PM 3: 39

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned Incorporator hereby files these Articles of Incorporation to form a not-for-profit corporation under Chapter 617, Florida Statutes.

Article I.
NAME

The Name of the Association is THE COVE AT LAKE HALL HOMEOWNERS'
(PROPERTY OWNERS') ASSOCIATION, INC.

Article II.
NATURE OF BUSINESS

The Association may engage in any activity or business permitted under the laws of the United States and the State of Florida for a not-for-profit corporation qualified for §501(c)(3) IRC status, for the purpose of carrying out all the responsibilities of the Association as set forth in the Declaration of Covenants and Restrictions for The Cove at Lake Hall, an unrecorded subdivision located in Leon County, Florida, recorded in the public records of Leon County, Florida. To that end, the Association shall provide governance, including making and collecting assessments and imposing fines of money against all property located within that subdivision, regulating and overseeing all aspects of lot or tract development and modification, and performing all other functions as provided for in that Declaration.

Article III.
MEMBERSHIP

The membership shall be limited to one per lot or tract, as provided for in 14. of the Declaration of Covenants and Restrictions, subject to all the terms and conditions set forth therein.

Article IV.
TERM OF EXISTENCE

The Association is to exist for a period of 30 years unless its term of existence is extended by appropriate amendment to these Articles, as authorized in the Declaration of Covenants and Restrictions referred to heretofore.

Article V.
ADDRESS

The initial post office and street address of the principle office of the Association in the State of Florida is 215 South Monroe Street, Suite 802, Tallahassee, Florida 32301. The Board of Directors may move the principle office to any other address in Leon County, Florida.

Article VI.
BOARD OF DIRECTORS

The business of the Association shall be managed by a Board of Directors consisting of three or more directors. Directors shall be elected as provided for in the Declaration previously referred to.

Article VII.
INITIAL DIRECTOR

The name and address of the initial director is: Benjamin K. Phipps, 215 South Monroe Street, Suite 802, Tallahassee, Florida 32301. The name and address of the Incorporator of this Association is Benjamin K. Phipps, 215 South Monroe Street, Suite 802, Tallahassee, Florida 32301.

Article VIII.
POWERS AND RESPONSIBILITIES
OF THE ASSOCIATION

The Association is organized for the purposes of carrying out its responsibilities as set forth in the previously referenced Declaration of Covenants and Restrictions, and the Association shall have such powers and responsibilities as specifically and generally set forth in that recorded document. However, the Association shall not engage in any activities nor conduct any business not permitted of not-for-profit homeowners' association organized under ch. 617, Florida Statutes or §501(c)(3) of the Internal Revenue Code of 1986.

Article IX.
AMENDMENT

These Articles of Incorporation may be amended in the manner called for in the Declaration of Covenants and Restrictions, or as otherwise authorized by law.

Article X.
DISSOLUTION

Any uncommitted funds (subject to a contingency reserve for unliquidated debts) shall be distributed to the members of the Association whose assessments are paid up, based upon their proportionate contribution subject to any limitations of chapter 617, Florida Statutes or §501(c)(3), IRC. No such distribution shall inure to the benefit of the Incorporator, the Directors, or any member of the Association, except to the extent of their entitlement for assessments paid.


Article XI.
INITIAL REGISTERED AGENT

The initial registered agent is Benjamin K. Phipps whose address is 215 South Monroe Street, Suite 802, Tallahassee, Florida 32301.

Article XII.
INCORPORATOR

The sole incorporator is Benjamin K. Phipps whose address is 215 South Monroe Street, Suite 802, Tallahassee, Florida 32301.

IN WITNESS WHEREOF, the undersigned, being the original subscribing Incorporator to the foregoing Articles of Incorporation, has executed these Articles of Incorporation this 26th day of May, 2006 and accepts designation as the initial registered agent.



Benjamin K. Phipps

STATE OF FLORIDA

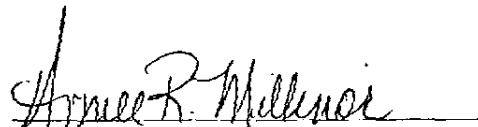
COUNTY OF LEON

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, Benjamin K. Phipps, to me personally known and known to be the person who executed the foregoing instrument and acknowledged before me that he executed the same freely and voluntarily for the uses and purposes therein set forth and expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 26th day of May, 2006.

My commission expires:




Notary Public
State of Florida at Large

FILED
06 MAY 25 PM 3:39
SECRETARY OF STATE
TALLAHASSEE, FLORIDA