

No 60-80007235

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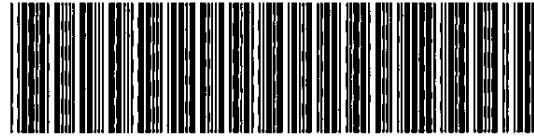
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ARTICLES OF INCORPORATION
OF
THE MEADOWS OF MARIANNA HOMEOWNERS ASSOCIATION, INC.

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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

We, the undersigned, acting as incorporators of a non-profit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation is **THE MEADOWS OF MARIANNA HOMEOWNERS ASSOCIATION, INC.** (hereinafter called the "Association"). The initial principal place of business and mailing address of the Association shall be 524 East College Avenue, Tallahassee, Florida 32301.

ARTICLE II

The owners of lots in **THE MEADOWS OF MARIANNA** (hereinafter referred to as the "Subdivision") in Jackson County, Florida, shall be members of the Association as provided in the Declaration of Covenants and Restrictions pertaining to it. The Subdivision depicted on a plat or plats to be recorded in the Plat Books of the Official Records of Jackson County, Florida.

The primary purposes for which the Association is formed are to provide for maintenance of the Common area of **THE MEADOWS OF MARIANNA**. 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 power to:

- (a) Perform all of the duties and obligations of the Association as set forth in Restrictive covenants applicable to the Subdivision;
- (b) Affix, levy and collect and enforce payment by any lawful means of all charges and assessments pursuant to, the terms of the applicable restrictive covenants; 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 restrictive covenants.
- (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 restrictive covenants, and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE III

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

ARTICLE IV

The period of duration of the Association shall be perpetual.

ARTICLE V

The name and address of the initial Registered Agent is:

Karen Gievers
524 East College Avenue
Tallahassee, FL 32301

ARTICLE VI

The affairs of the Association shall be managed by a Board of Directors, a President and Vice-President [both of whom shall at all times be members of the Board of Directors], and a Secretary and Treasurer. 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:

President:	Frank Bach
Vice-President	Karen Gievers
Secretary	Karen Gievers
Treasurer	Karen Gievers

ARTICLE VII

The number of persons constituting the first Board of Directors of the Association shall be eleven (11), and the names of the persons who shall serve as Directors until the first election are: Frank Bach, Karen Gievers, John Ostrow, Gary McDeavitt, Liz McDeavitt, Donna Gievers and Oney Zuniga, Jennifer Bach, Julie Bosch, George Brown and Marianne Brown.

The addresses of the Directors are on file. The Corporate office address is 524 East College Avenue, Tallahassee, Florida 32301.

The Board of Directors shall have the number of Directors specified in the by-Laws and shall always have at least one (1).

ARTICLE VIII

Subject to the rights of the Declarant expressed in the Declaration; the By-Laws 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 By-Laws of the association shall be made and adopted by the Board of Directors.

ARTICLE IX

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 of the members existing at the time of, and present at, such meeting.

ARTICLE X

The Association shall have a single class of voting members. The members shall be all owners of lots within the Subdivision and shall be entitled to one (1) vote for each lot owned, as provided and conditioned in the restrictive covenants. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as such members may determine among themselves.

ARTICLE XI

On dissolution, the assets of the Association shall be distributed to an appropriate public agency to be used for 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.

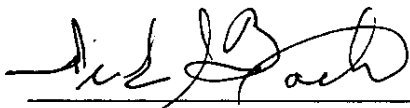
ARTICLE XII

The names and street addresses of the incorporators to these Articles of Incorporation are:

Frank Bach, 524 East College Avenue, Tallahassee, Florida 32301

Karen Gievers, 524 East College Avenue, Tallahassee, Florida 32301

EXECUTED by the incorporators on this 10th day of July, 2006.



FRANK BACH



KAREN GIEVERS

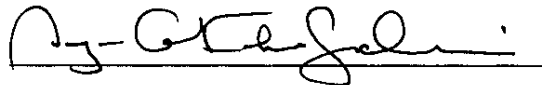
**STATE OF FLORIDA
COUNTY OF LEON**

BEFORE ME, the undersigned authority, personally appeared FRANK BACH and KAREN GIEVERS, who, first being duly sworn by me, and to me well known to be the individuals described in the foregoing Articles of Incorporation, acknowledged to and before me that they executed the same for the purposes expressed therein.

WITNESS my hand and official seal on this 10th day of July, 2006.



Inga G. Fahs-Gielisse
Commission # DD276949
Expires March 22, 2008
Bonded Troy Fain - Insurance, Inc. 800-385-7019


NOTARY PUBLIC

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

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:

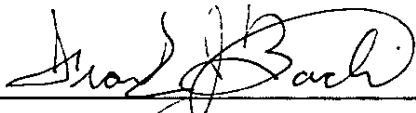
1. The name of the Corporation is:
THE MEADOWS OF MARIANNA HOMEOWNERS ASSOCIATION, INC.
2. The name and address of the Registered Agent and principal office is:
KAREN GIEVERS, 524 East College Avenue, Tallahassee, Florida 32301

DATED this 10 day of July, 2006.

**THE MEADOWS OF MARIANNA
HOMEOWNERS ASSOCIATION, INC.**

By: 
FRANK BACH

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.


FRANK BACH

DATED: JULY 10, 2006

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