

NO6000008282

Huey Guilday Tucker et al  
(Requestor's Name)

PO BOX 12500  
(Address)

(Address)

Tallahassee FL 32312-  
(City/State/Zip/Phone #) 2500

PICK-UP     WAIT     MAIL

(Business Entity Name)

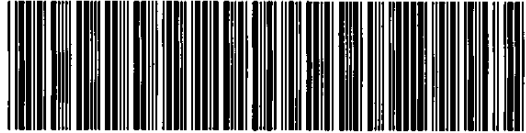
(Document Number)

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

Special Instructions to Filing Officer:

Call when Ready  
224-7091  
Leslie

Office Use Only



500077651055

08/04/06--01042--010 \*\*70.00

RECEIVED  
DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
2006 AUG -4 PM 1:45  
NOT INFLUENCED  
TO ACKNOWLEDGE  
SUFFICIENCY OF FILING

FILED  
06 AUG -4 PM 12:49  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
[Signature]

**COVER LETTER**

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

**SUBJECT:** GeorgeTowne Village Homewners' 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:** Amy W. Schrader, Esq.  
Name (Printed or typed)

P. O. Box 12500  
Address

Tallahassee, FL 32317-2500  
City, State & Zip

850-224-7091 (We will pick up document after it is filed.)  
Daytime Telephone number

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

**ARTICLES OF INCORPORATION**  
**OF**  
**GEORGETOWNE VILLAGE HOMEOWNERS' ASSOCIATION, INC.**

FILED  
06 AUG -4 PM 12:49  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned incorporator this day voluntarily adopts the following Articles of Incorporation for the purpose of forming a Florida not-for-profit corporation.

**ARTICLE I**

NAME

The name of the corporation is GeorgeTowne Village Homeowners' Association, Inc. (hereinafter referred to as the "Association").

**ARTICLE II**

PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office of the Association is located at, and the mailing address of the Association is 401 East Virginia Street, Tallahassee, Florida 32301.

**ARTICLE III**

REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the Association is 401 East Virginia Street, Tallahassee, Florida 32301 and the name of the initial registered agent of the Association at that address is Thomas W. Allen, III.

**ARTICLE IV**

PURPOSE AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or profit to the members thereof (hereinafter referred to individually as a "Member" and collectively as "Members"), and the specific purposes for which it is formed are to provide for the maintenance, preservation, and architectural control of the Common Area (as defined in the Declaration referred to below) within certain real property located in Franklin County, as more particularly described in Exhibit "A" and the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for GeorgeTowne Village (hereinafter referred to as the "Declaration"), and to promote the health, safety and welfare of the residents within the real property described herein and any additions thereto as may hereafter be

brought within the jurisdiction of the Association. For these purposes, the Association shall have the powers set forth in the Declaration which include, but are not limited to:

(a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration applicable to said real property and recorded or to be recorded in the Public Records of Franklin County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) To maintain and preserve the Common Area in GeorgeTowne Village;

(c) To own, update and maintain a stormwater facility within the Common Area.

(d) To own, operate and maintain the septic tank system which serves the residences located within GeorgeTowne Village.

(e) To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(f) To acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(g) To borrow money, and mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred in accordance with the provisions of the Declaration;

(h) To dedicate, sell or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective unless in accordance with the provisions of the Declaration and the consent of the affected property owner.

(i) To participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall be in accordance with the Declaration; and

(j) To have and to exercise any and all powers, rights and privileges which a corporation organized under Chapter 617, Florida Statutes, by law may now or thereafter have or exercise.

## ARTICLE V

### MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject to assessment by the Association, shall be a Member of the Association and, upon becoming such record owner, shall be admitted to and become a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association. There shall be only one membership per Lot. If a Lot is owned by more than one Person, all co-Owners shall share the privileges of such membership, subject to reasonable Board regulation and the restrictions on voting set forth in the By-Laws.

## ARTICLE VI

### VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. All Members of the Association shall be Class A Members, except the Class B Member, if any.

Class B. The Class B Members shall be the Declarants (as defined in the Declaration), and the Class B membership shall terminate as provided in the Declaration and Bylaws.

The voting rights of each class of voting membership shall be as provided in the Declaration and Bylaws of the Association.

## ARTICLE VII

### BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors (hereinafter referred to as the "Board"). The directors shall be elected as provided in the Declaration and By-Laws. The number of directors shall be established by the By-Laws. The initial Board shall consist of three (3) directors. The names and addresses of the persons who are to serve as directors until the election of their successors are:

<u>Name</u>	<u>Address</u>
Thomas C. Proctor, Jr.	401 East Virginia Street Tallahassee, Florida 32301
Carlton Dean	3013 Thomasville Road Tallahassee, Florida 32308
Thomas W. Allen, III	401 East Virginia Street Tallahassee, Florida 32301

## **ARTICLE VIII**

### **DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than 100% of the voting interest of the Class A Members and the Class B Member, if any. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association may be offered to be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

## **ARTICLE IX**

### **DURATION**

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The corporation shall exist perpetually, unless dissolved in accordance with Article VIII of these Articles of Incorporation.

## **ARTICLE X**

### **INCORPORATOR**


The name and address of the incorporator is Thomas W. Allen, III, 401 East Virginia Street, Tallahassee, Florida 32301.

**ARTICLE XI**

**AMENDMENTS**


Subject to the provisions of Florida Law and this Article, if applicable, these Articles of Incorporation may be amended with the approval of the Board of Directors and at least 80% percent of the total votes in the Association, and with the approval of the Class "B" Member, so long as such membership exists. No amendment shall conflict with the Declaration nor shall any amendment be effective to impair or dilute any rights of Members that are granted by the Declaration.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 3<sup>rd</sup> day of August, 2006.

  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY LEON

The foregoing instrument was acknowledged before me the 3<sup>rd</sup> day of August 2006 by Thomas W. Allen, III, who is personally known to me or has produced Fla-drivers license as identification.

  
Print Name: Sherri G. Dean  
Notary Public - State of Florida  
My Commission Expires:



**ACCEPTANCE BY REGISTERED AGENT**

Having been named as registered agent to accept service of process at the place designated in the foregoing Articles of Incorporation, I hereby accept such designation and agree to act in such capacity and comply with the provisions of all statutes relative to the property and complete performance of my duties as registered agent, including the provisions of Section 48.091 of the Florida Statutes. I am familiar with and accept the duties and obligations of Section 607.0505 of the Florida Statutes.



---

Thomas W. Allen, III  
401 East Virginia Street  
Tallahassee, Florida 32301

**FILED**  
06 AUG -4 PM 12:49  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA