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TALLAHASSEE, FLORIDA

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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

C.D. 11-16

Tallahassee Office

2457 Care Drive
Tallahassee, Florida 32308
(850) 878-2411 - Telephone
(850) 878-1230 - Facsimile
e-mail: tall@idlaw.biz

IGLER & DOUGHERTY
ATTORNEYS AT LAW

REPLY TO TALLAHASSEE OFFICE

Tampa Office

500 N. Westshore Blvd, Suite 1010
Tampa, Florida 33609
(813) 289-1020 - Telephone
(813) 289-1070 - Facsimile
e-mail: tampa@idlaw.biz

November 13, 2006

VIA HAND-DELIVERY

Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

RE: Southern Oaks Homeowners Association of Tallahassee, Inc.

To whom it may concern:

Enclosed, please find Articles of Incorporation to be filed on behalf of Southern Oaks Homeowners Association of Tallahassee, Inc. and a check in the amount of \$78.75 for the filing fee. In the future, any and all correspondence relating to this matter should be sent to our Tallahassee office.

Please do not hesitate to contact our office should you need further information or have any concerns. Thank you in advance for your prompt attention.

Sincerely,

IGLER & DOUGHERTY, P.A.



Christina Schneider
Paralegal

/chs

Enclosures



FLORIDA DEPARTMENT OF STATE
Division of Corporations

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FILE
TALLAHASSEE, FLORIDA

November 14, 2006

IGLER & DOUGHERTY, P.A.

SUBJECT: SOUTHERN OAKS HOMEOWNERS ASSOCIATION OF
TALLAHASSEE, INC.
Ref. Number: W06000049802

We have received your document for SOUTHERN OAKS HOMEOWNERS ASSOCIATION OF TALLAHASSEE, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The person designated as registered agent in the document and the person signing as registered agent must be the same.

An effective date may be added to the Articles of Incorporation if a 2007 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6047.

Carolyn Lewis
Document Specialist
New Filing Section

Letter Number: 206A00066651

ARTICLES OF INCORPORATION
OF
SOUTHERN OAKS HOMEOWNERS
ASSOCIATION OF TALLAHASSEE, INC.

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06 NOV 13 AM 11:14
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I, the undersigned, acting as incorporator 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 **SOUTHERN OAKS HOMEOWNERS ASSOCIATION OF TALLAHASSEE, INC.** (hereinafter called the "Association"). The initial principal place of business and mailing address of the Association shall be 3208 Talon Court, Tallahassee, Florida 32309.

ARTICLE II

All owners of lots in **SOUTHERN OAKS** (hereinafter referred to as the "Subdivision") in Tallahassee, Leon County, Florida, shall be members of the Association as provided in the Declaration of Covenants, Conditions and Restrictions pertaining to it.

The specific primary purpose for which the Association is formed is to provide for the maintenance of the Common Areas 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 power to:

(a) Perform all of the duties and obligations of the Association as set forth in the Subdivision's Declaration of Covenants, Conditions, and Restrictions.

(b) Affix, levy, 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, 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* and a homeowners association under Chapter 720 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 the assessments imposed upon the 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:

Edward W. Dougherty, Jr.
c/o Igler & Dougherty, P.A.
2457 Care Drive
Tallahassee, Florida 32308

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/Secretary:	Michael J. Rogers
Vice-President/Treasurer:	Jeffery J. Hittinger

ARTICLE VII

The number of persons constituting the first Board of Directors of the Association shall be two (2), and the names and addresses of the persons who shall serve as Directors until the first election are:

Michael J. Rogers:	3208 Talon Court, Tallahassee, Florida 32309
Jeffery J. Hittinger:	3208 Talon Court, Tallahassee, Florida 32309

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

ARTICLE VIII

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 initial 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 two-thirds 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 one vote for such lot shall be exercised as such owners may determine among themselves.

ARTICLE XI

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

Michael J. Rogers: 3208 Talon Court, Tallahassee, Florida 32309

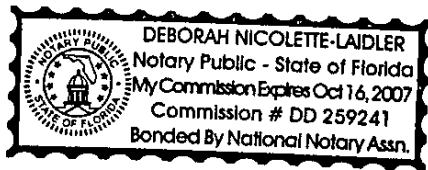
EXECUTED by the incorporator this 9th day of November, 2006.



Michael J. Rogers

STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME, the undersigned authority, personally appeared Michael J. Rogers, who first being duly sworn by me, and to me well known to be the individual described in the foregoing Articles of Incorporation or produced _____ as identification, acknowledged to and before me that he executed the same for the purposes expressed therein.

WITNESS my hand and official seal on this 9 day of November, 2006.




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:

**SOUTHERN OAKS HOMEOWNERS
ASSOCIATION OF TALLAHASSEE, INC.**

2. The name and address of the Registered Agent and principal office are:

Igler & Dougherty, P.A. – 2457 Care Drive, Tallahassee, Florida 32308

DATED this 9th day of November, 2006.

**SOUTHERN OAKS HOMEOWNERS
ASSOCIATION OF TALLAHASSEE, INC.**

By: _____

Michael J. Rogers, President

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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.

IGLER & DOUGHERTY, P.A.

Edward W. Dougherty, Jr., Vice President

Date: November 9, 2006