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FLORIDA PROFIT/NON PROFIT CORPORATION

AZALEA COURT CONDOMINIUM ASSOCIATION, INC.

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ARTICLES OF INCORPORATION
OF
AZALEA COURT CONDOMINIUM ASSOCIATION, INC.

ARTICLE I. NAME AND PRINCIPAL PLACE OF BUSINESS

The name of this corporation is AZALEA COURT CONDOMINIUM ASSOCIATION, INC. ("Association"), and its principal place of business initially will be 362 Gulf Breeze Parkway, #111, Gulf Breeze, Florida 32561.

ARTICLE II. PURPOSE

This corporation is organized for the purpose of providing an entity pursuant to Section 718.111, Florida Statutes, for the operation of Azalea Court, a Condominium, located in Escambia County, Florida. Further, the Association shall operate and maintain any stormwater management system and any stormwater discharge facility exempted or permitted by the Florida Department of Environmental Protection or other state agency on the property of the Association, and shall have all powers necessary to establish rules and regulations, assess members, and contract for services for the maintenance and operation thereof. In addition, the Association shall maintain any other similar improvements or environmental requirements on the Association's property as may be directed by the State of Florida, Escambia County, or other governmental authority from time to time.

ARTICLE III. TERM

The term of the Association shall be the life of the condominium, unless the Association is terminated by the termination of the condominium in accordance with the provisions of the Declaration. Upon any such termination, any stormwater management system or discharge facility for which the Association is responsible shall be maintained by local government units, including Escambia County or any municipality, a municipal service taxing unit, an active water control district, a drainage district created by special act, a community development district created under Chapter 190, Florida Statutes, a special assessment district created under Chapter 170, Florida Statutes, a state or federal agency, any duly constituted communication, water, sewer, electrical or other public utility, or any entity acceptable to the Department of Environmental Protection or its successor under its rules and regulations.

Stephen R. Moorhead, Esquire
FL Bar No. 613339
McDonald Fleming Moorhead
25 West Government Street
Pensacola, FL 32502
(850) 477-0660
(850) 477-1730 (fax)

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ARTICLE IV. SUBSCRIBER

The name and address of the subscriber of these Articles of Incorporation is Stephen R. Moorhead, 25 West Government Street, Pensacola, Florida 32502.

ARTICLE V. DIRECTORS

1. The affairs of the Association will be managed by a Board of Directors consisting of the number of directors as shall be determined by the Bylaws, but not less than three directors and in the absence of such determination shall consist of three directors.

2. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the Bylaws. Directors may be removed and vacancies of the Board of Directors shall be filled in the manner provided in the Bylaws.

3. When unit owners other than the Developer own fifteen percent (15%) or more of the units within the condominium, the unit owners other than the Developer shall be entitled to elect not less than one-third (1/3) of the members of the Board of Directors of the Association. Unit owners other than the Developer shall be entitled to elect not less than a majority of the members of the Board of Directors of the Association upon the earlier of: (a) three (3) years after sales by the Developer have been closed on fifty percent (50%) of the units within the condominium; (b) within three (3) months after sales have been closed by the Developer on ninety percent (90%) of the units within the condominium; (c) when all of the units within the condominium have been completed, some of them have been sold and none of the others are being offered for sale by the Developer in the ordinary course of business; (d) when some of the units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the Developer in the ordinary course of business; or (e) seven years after recordation of the declaration of condominium. The Developer shall be entitled to elect at least one member of the Board of Directors of the Association as long as the Developer holds for sale in the ordinary course of business at least five percent (5%) of the units within the condominium. Within seventy-five (75) days after the owners other than the Developer are entitled to elect a member or members of the Board of Directors of the Association, the Association shall call and give not less than sixty (60) days' notice of an election for this purpose. The notice may be given by any owner if the Association fails to do so.

4. The names and addresses of the three members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Director 1: Greg English
362 Gulf Breeze Parkway, #111
Gulf Breeze, FL 32561

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Director 2: Bruce Raymon
362 Gulf Breeze Parkway, #111
Gulf Breeze, FL 32561

Director 3: Kristine Pabian
362 Gulf Breeze Parkway, #111
Gulf Breeze, FL 32561

ARTICLE VI. OFFICERS

The affairs of the Association shall be administered by the officers elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association, which officers shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

President:	Kristine Pabian 362 Gulf Breeze Parkway, #111 Gulf Breeze, FL 32561
Vice President	Bruce Raymon 362 Gulf Breeze Parkway, #111 Gulf Breeze, FL 32561
Secretary/Treasurer	Greg English 362 Gulf Breeze Parkway, #111 Gulf Breeze, FL 32561

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ARTICLE VII. BYLAWS

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE VIII. AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

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2. A resolution approving a proposed amendment may be proposed by either the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meetings considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting.

3. Approval of an amendment must be by not less than 66 2/3% of the votes of the entire membership of the Association.

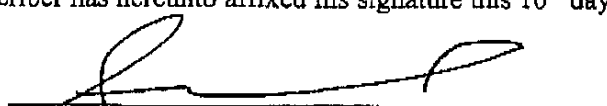
4. No amendments shall make any changes in the qualifications for membership nor the voting rights of members.

5. A copy of each amendment shall be certified by the Secretary of State and recorded in the Public Records of Escambia County, Florida.

ARTICLE IX. RESIDENT AGENT

The Association has named Stephen R. Moorhead, whose address is 25 West Government Street, Pensacola, FL 32502, as resident agent to accept service of process within the State.

IN WITNESS WHEREOF, the subscriber has hereunto affixed his signature this 10th day of July, 2007.


Stephen R. Moorhead

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me the undersigned authority in and for the said State and County personally appeared Stephen R. Moorhead, to me well known to be the person described in and who freely and voluntarily subscribed the foregoing articles of incorporation for the uses and purposes therein mentioned and set forth.

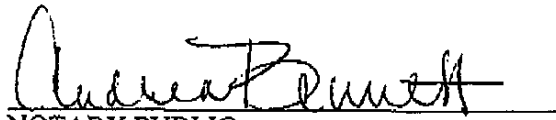
IN WITNESS WHEREOF, I have hereunto set my hand and seal in the State and County aforesaid this 10th day of July, 2007.

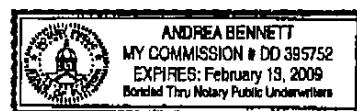
☒ Personally known

or

☐ Produced Identification

Type of Identification produced _____


NOTARY PUBLIC




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ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

I, Stephen R. Moorhead, hereby accept the appointment as registered agent for AZALEA COURT CONDOMINIUM ASSOCIATION, INC. as set forth in its articles of incorporation being filed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 10th day of July, 2007.


Stephen R. Moorhead

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