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**FLORIDA PROFIT/NON PROFIT CORPORATION**

**MADISON PLACE HOMEOWNERS ASSOCIATION, INC.**

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**ARTICLES OF INCORPORATION  
OF  
MADISON PLACE  
HOMEOWNERS ASSOCIATION, INC.  
(A Corporation Not For Profit)**

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**ARTICLE I - NAME**

This corporation shall be known as MADISON PLACE HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "ASSOCIATION." The principal office of the ASSOCIATION shall be located at 5508-B North "W" Street, Pensacola, Florida 32505, but meetings of the members and directors may be held at such places within the State of Florida, County of Escambia as may be designated by the Board of Directors.

**ARTICLE II - REGISTERED OFFICE AND REGISTERED AGENT**

The address of the initial registered office is 5508-B North "W" Street, Pensacola, Florida 32505. The Board of Directors may from time to time change the principal office of the ASSOCIATION to any other address in the State of Florida. The name of the initial registered agent is Gail Morris.

**ARTICLE III - PURPOSES AND POWERS**

The purpose for which this ASSOCIATION is organized is to create an entity which can provide for maintenance and architectural control of the Subdivision and common properties and architectural control of the residential lots within that certain tract of property described as follows, to-wit:

See Exhibit "A".

Together with any and all other property added to the control of the ASSOCIATION by amendment to the Declaration of Covenants, Conditions and Restrictions affecting the above described property, and to promote the health, safety and welfare of the residents within the Subdivision and to:

a. Exercise all of the powers and privileges and perform all of the duties and obligations of the ASSOCIATION as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "DECLARATION," applicable to the property and recorded in the Public Records of Escambia County, Florida, as same may be amended from time to time as therein provided, said DECLARATION being incorporated herein as if set forth at length;

b. 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

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business of the ASSOCIATION, including all licenses, taxes or governmental charges levied or imposed against the property of the ASSOCIATION;

f. 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. Borrow money and, with the assent of two-thirds (2/3) of members, mortgage, pledge deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

h. 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 an instrument has been signed by two-thirds (2/3) of the members agreeing to such dedication, sale, or transfer;

i. Participate in mergers and consolidations with other non-profit corporations organized for the same purposes, or annex additional property and Common Area, provided that any such merger, consolidation, or annexation shall have the consent of two-thirds (2/3) of each class of members except that for a period of two years after recording the plan, the Declarant may annex additional property as provided in the DECLARATION;

j. Have and exercise any and all powers, rights and privileges which a corporation not for profit organized under the Florida law may now or hereafter have or exercise by law.

#### **ARTICLE IV - QUALIFICATION AND MANNER OF ADMISSION OF MEMBERS**

Every person or entity who is a record owner of a lot, either individually or jointly with others which is subject by covenants of record to assessment by the ASSOCIATION, including a contract seller, shall be 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.

A member, unless acting in the capacity of a duly elected officer of the ASSOCIATION, does not have the authority to act for the ASSOCIATION solely by virtue of being a member.

#### **ARTICLE V - VOTING RIGHTS/TRANSITION OF CONTROL**

The ASSOCIATION shall have two classes of voting membership:

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Class A. Class A members shall be all owners, with the exception of the Declarant, and shall be entitled to one (1) vote for each lot owned. When more than one (1) person or entity holds an interest in a lot, then the vote attributable to such lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any lot.

Class B. Class B members shall be the Declarant, as defined in the DECLARATION, who shall be entitled to three (3) votes for each lot owned, as set forth in the DECLARATION. Class B membership shall cease and be converted to Class A membership when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership.

Notwithstanding the foregoing, members other than the Declarant (which excludes builders, contractors, or others who purchase a Lot for the purpose of constructing improvements thereon for resale) are entitled to elect at least a majority of the members of Board of Directors three months after ninety percent (90%) of the Lots in the Subdivision have been conveyed to members.

Declarant shall be entitled to elect at least one member to the Board of Directors as long as Declarant holds at least five percent (5%) of the Lots for sale in the ordinary course of business.

After Declarant relinquishes control of the ASSOCIATION, Declarant may continue to vote any Declarant owned lots in the same manner as any other member.

In all events, Class B membership shall cease to exist and be converted to Class A and shall not thereafter be reinstituted on December 31, 2011.

#### ARTICLE VI - TERM OF EXISTENCE

This corporation is to exist perpetually.

#### ARTICLE VII - INCORPORATOR

The name and address of the Incorporator is Gail Morris, 5508-B North "W" Street, Pensacola, Florida 32505.

#### ARTICLE VIII - BOARD OF DIRECTORS

The business affairs of this ASSOCIATION shall be managed by the Board of Directors, which shall initially consist of three (3) members. The number of Directors may be increased or decreased from time to time as provided in the Bylaws, but shall never be less than three (3).

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The members of the Board of Directors need not be members of the ASSOCIATION and shall serve for a term as set forth in the Bylaws.

The President of the ASSOCIATION shall at all times be a member of the Board of Directors, and members of the Board of Directors shall be elected and hold office in accordance with the Bylaws.

The names and street addresses of the persons who are to serve as the first Board of Directors of the corporation are:

1. Gail Morris  
5508-B North "W" Street  
Pensacola, Florida 32505
2. Dave Barnes  
5508-B North "W" Street  
Pensacola, Florida 32505
3. Janine Howle  
5508-B North "W" Street  
Pensacola, Florida 32505

#### ARTICLE IX - OFFICERS

The officers of this ASSOCIATION shall be a President, who shall at all times be a member of the Board of Directors, a Vice President and Secretary/Treasurer, and such other officers as the Board of Directors may from time to time create.

The names of the persons who are to serve as officers of this ASSOCIATION until the first election are:

President:	Gail Morris
Vice President:	Dave Barnes
Secretary/Treasurer:	Janine Howle

The officers shall be selected at the annual meeting of the Board of Directors as provided in the Bylaws and each shall hold office until he shall sooner resign or shall be removed or otherwise disqualified to serve. Officers shall serve at the pleasure of the Directors.

#### ARTICLE X - DISSOLUTION

The ASSOCIATION may be dissolved with the assent given in writing and signed by not less than three-fourths (3/4) of the members. Upon dissolution of the ASSOCIATION, other than incident to a merger or consolidation, the assets of the ASSOCIATION shall be

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dedicated to an appropriate public agency to be used for purposes similar to those for which this ASSOCIATION was created. In the event that acceptance of such dedication is refused, the assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

#### ARTICLE XI - AMENDMENTS


These Articles of Incorporation may be amended by a two-thirds (2/3) vote of the total members at a special meeting of the membership called for that purpose.

Amendments may also be made at a regular meeting of the membership by a two-thirds (2/3) vote of the total members upon notice given, as provided by the Bylaws, of intention to submit such amendments. However, no amendment shall be effective without the written consent of the Declarant until after five (5) years from date of filing these Articles of Incorporation with the Secretary of State, State of Florida.

#### ARTICLE XII - DEFINITIONS

The terms used herein shall have the same definition as set forth in the DECLARATION and the Bylaws.


IN WITNESS WHEREOF, I, the undersigned subscribing incorporator, have hereunto set my hand and seal this 28 day of Sept, 2007, for the purpose of forming this corporation not for profit under the laws of the State of Florida.

  
Gail Morris  
Incorporator

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing was acknowledged before me this 28 day of Sept, 2007, by Gail Morris, who personally appeared before me and is personally known to me.



  
NOTARY PUBLIC

#### RESIDENT AGENT'S CERTIFICATE

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

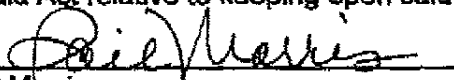
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MADISON PLACE HOMEOWNERS ASSOCIATION, INC., a Florida Corporation Not For Profit, desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, in Escambia County, Florida, has named Gail Morris, 5508-B North "W" Street, Pensacola, Florida 32505, as its agent to accept service of process within this State.

Acknowledgment and Acceptance

Having been named to accept service of process for the above stated corporation (or Association) at the place designated in this Certificate, I hereby accept such designation and agree to comply with the provisions of said Act relative to keeping open said office.

  
Gail Morris

This Instrument Prepared By:  
Phillip A. Pugh  
Emmanuel Sheppard & Condon  
30 South Spring Street  
Pensacola, FL 32502

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EXHIBIT "A"

DESCRIPTION: (AS PREPARED BY NORTHWEST FLORIDA LAND SURVEYING, INC.)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 86 DEGREES 56 MINUTES 34 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 1328.22 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SECTION AND THE CENTERLINE OF HOLSBERRY LANE RIGHT OF WAY (R/W VARIES); THENCE DEPARTING SAID NORTH LINE GO SOUTH 02 DEGREES 35 MINUTES 14 SECONDS WEST ALONG SAID CENTERLINE A DISTANCE OF 2315.71 FEET; THENCE DEPARTING SAID CENTERLINE GO NORTH 86 DEGREES 56 MINUTES 34 SECONDS WEST A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID HOLSBERRY LANE SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE GO SOUTH 02 DEGREES 35 MINUTES 14 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 334.46 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 8; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE GO NORTH 86 DEGREES 56 MINUTES 34 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTH HALF A DISTANCE OF 631.11 FEET; THENCE DEPARTING SAID SOUTH LINE OF THE NORTH HALF GO SOUTH 02 DEGREES 50 MINUTES 16 SECONDS WEST A DISTANCE OF 329.95 FEET TO THE NORTHEAST CORNER OF LOT 7, NORTHVIEW SUBDIVISION AS RECORDED IN PLAT BOOK 15, PAGE 97 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 87 DEGREES 03 MINUTES 28 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHVIEW SUBDIVISION A DISTANCE OF 662.66 FEET TO THE NORTHWEST CORNER OF LOT 13 OF SAID NORTHVIEW SUBDIVISION SAID POINT ALSO BEING A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SECTION 8; THENCE DEPARTING SAID NORTH LINE OF NORTHVIEW SUBDIVISION GO NORTH 02 DEGREES 35 MINUTES 14 SECONDS EAST ALONG SAID WEST LINE OF THE EAST HALF A DISTANCE OF 665.59 FEET; THENCE DEPARTING SAID WEST LINE OF THE EAST HALF GO SOUTH 86 DEGREES 56 MINUTES 34 SECONDS EAST A DISTANCE OF 1293.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 14.88 ACRES MORE OR LESS.

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