

ND8800003750

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☒ WAIT

☐ MAIL

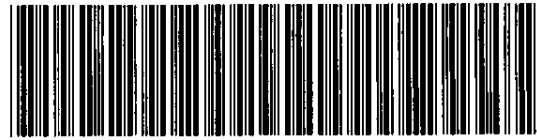
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



200123194612

04/17/08--01007--007 **78.75

RECEIVED

08 APR 17 AM 10:26

DEPARTMENT OF REVENUE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

FILED

08 APR 17 AM 10:38

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

MRD
4/17

COVER LETTER

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

SUBJECT: Buckhorn Village Homeowners 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: Andrea Nelson Esq
Name (Printed or typed)

P.O. Box 6677
Address

Tallahassee, FL 32301
City, State & Zip

(850) 224-5700
Daytime Telephone number

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

ARTICLES OF INCORPORATION
of the
BUCKHORN VILLAGE HOMEOWNERS ASSOCIATION, INC.
a Florida not-for-profit corporation

I, the undersigned natural person of legal age, and a citizen of the State of Florida, acting as incorporator of a corporation under Chapter 617 of the Florida Statutes, hereby adopt the following Articles of Incorporation:

Article I. - Name

The name of the corporation is Buckhorn Village Homeowners Association, Inc. (hereinafter the "Association"), a non-profit corporation.

Article II. - Principal Place of Business

The principal place of business and mailing address of the Association is: 43 Greenlin Villa Road, Crawfordville, FL 32327.

Article III. - Duration

The period of its duration is perpetual.

Article IV. - Purpose

The Association is formed for the primary purpose of providing for the maintenance, preservation, and architectural control of the residential lots and common areas within a certain subdivided tract of real property described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

and to promote the health, safety, and welfare of the residents within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose.

In furtherance of such purposes, the Association will have the power to:

(a) perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions, and Restrictions of Buckhorn Village (the "Declaration") applicable to the subdivision and to be recorded in the public records of Wakulla County, Florida;

(b) affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

08 APR 17 AM 10:38

FILED

business of the Association, including all licenses, taxes, or governmental charges levied or imposed on the property of the Association;

(c) acquire (by gift, purchase, or otherwise), own, hold, improve, build on, 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) borrow money and, subject to the consent by vote or written instrument of two-thirds of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer will be effective unless an instrument has been signed by two-thirds of each class of members, agreeing to such dedication, sale, or transfer;

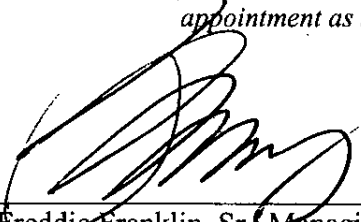
(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation must have the consent by vote or written instrument of two-thirds of each class of members; and

(g) have and exercise all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise. The Association is organized and will be operated exclusively for the above purposes. The activities of the Association will be financed by assessments on members as provided in the Declaration, and no part of any net earnings will inure to the benefit of any member.

Article V. – Registered Agent and Registered Office

The street address of the initial registered office of the Association is 43 Greenlin Villa Road, Crawfordville, FL 32327, and the name of its initial registered agent at that address is Freddie Franklin, Sr.

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.


Freddie Franklin, Sr., Managing Member
Buckhorn First, LLC
Registered Agent

Date: 4/16/08

FILED
08 APR 17 AM 10:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Article VI. - Members

Every person or entity who/which is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, will be a member of the Association. Membership will be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

Article VII. - Voting

The Association will have two classes of voting members, which are defined as follows:

Class A. Class A members will include all owners with the exception of the declarant, as that term is defined in the Declaration. Class A members will be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all of those persons will be members. The vote for such lot will be exercised as such members determine among themselves, but in no event will more than one vote be cast with respect to any lot owned by Class A members.

Class B. The Class B member will be the declarant, as that term is defined in the Declaration. The declarant will be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership as provided in the Declaration.

Article VIII. – Manner of Election of the Directors

The Directors of the Association shall be elected by its Members.

Article IX. - Dissolution

This Association may be dissolved at any time with the written consent of all the members to it. On dissolution, the assets of the corporation shall be dedicated to an appropriate municipality, public agency or authority to be used for purposes similar to those for which the corporation is organized. In the event such dedication is not accepted, such assets shall be conveyed or assigned to any nonprofit corporation, association, or other organization devoted to purposes similar to those for which this corporation is organized.

Article X. – Bylaws

Bylaws regulating operation of the corporation are annexed to the Declaration. The bylaws may be amended by the first board of directors until the first annual meeting of

members. Thereafter, the bylaws shall be amended by the members in the manner set forth in the bylaws.

Article XI. – Indemnification

Every director and every officer of the Association, and every member of the Association serving the Association at its request, shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed on the person in connection with any proceeding or any settlement of any proceeding to which he or she may be a party or in which he or she may become involved by reason of his or her being or having been a director or officer of Association, or by reason of him or her having served Association at its request, whether or not he or she is a director or officer or member serving the Association at the time the expenses or liabilities are incurred, except when the director, officer or member serving the Association is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided that in the event of a settlement before entry of judgment, the indemnification shall apply only when the board of directors approve the settlement and reimbursement as being in the best interest of Association. This right of indemnification shall be in addition to and not exclusive of all other rights to which the director, officer or member serving the Association may be entitled.

Article XII. - Incorporator

The name and street address of the incorporator is:

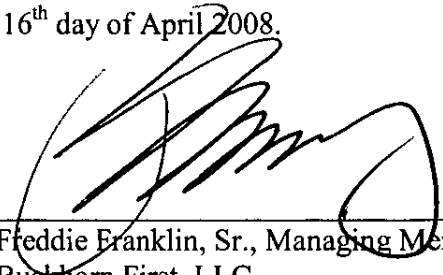
Incorporator

Freddie Franklin, Sr.
Managing Member
Buckhorn First, LLC

Address

43 Greenlin Villa Road
Crawfordville, FL 32327

Executed at Tallahassee, Florida, this 16th day of April 2008.



Freddie Franklin, Sr., Managing Member
Buckhorn First, LLC
Incorporator

State of Florida
County of Leon

I, Andrea V. Nelson, a notary public, certify that on April 16, 2008, Freddie Franklin, Sr., Managing Member of Buckhorn First, LLC, a Florida limited liability company, on behalf of the company, being first duly sworn, personally appeared before me and declared that he is the person who signed the foregoing document as incorporator, and that the statements contained therein are true.

In witness, I have set my hand and on the date first above-written.



ANDREA VALENCIA NELSON
Commission DD398494
Expires February 21, 2009
Bonded Thru Troy Fish Insurance 800-888-7019

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal stroke.

Notary Public in and for the state of Florida

My commission expires: _____

[Notarial seal]

**Edwin G. Brown
& Associates, Inc.**

SURVEYORS * MAPPERS * ENGINEERS

MARCH 23, 2007

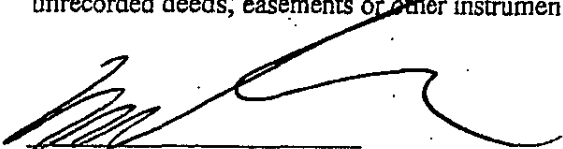
FREDDIE FRANKLIN

29.35 ACRES
SUBDIVISION AREA

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61G17, Florida Administrative Code).

Begin at a concrete monument marking the Southwest Corner of the Southeast Quarter of Section 4, Township 5 South, Range 2 West, Wakulla County, Florida; thence North 89 degrees 17 minutes 01 seconds East 1254.42 feet to a concrete monument; thence North 00 degrees 16 minutes 44 seconds West 668.16 feet to a concrete monument; thence North 89 degrees 25 minutes 02 seconds East 131.52 feet to a rod and cap lying on the Southwesterly maintained right of way line of Otter Creek Road; thence run along said maintained right of way line as follows: North 49 degrees 16 minutes 00 seconds West 82.08 feet to a rod and cap; thence North 51 degrees 29 minutes 50 seconds West 164.83 feet to a rod and cap; thence North 45 degrees 57 minutes 47 seconds West 62.67 feet to a rod and cap; thence North 40 degrees 16 minutes 26 seconds West 57.76 feet to a rod and cap; thence North 40 degrees 44 minutes 22 seconds West 116.84 feet to a rod and cap; thence North 39 degrees 39 minutes 37 seconds West 126.50 feet to a rod and cap; thence North 36 degrees 04 minutes 24 seconds West 58.79 feet to a rod and cap; thence North 28 degrees 04 minutes 03 seconds West 61.83 feet to a rod and cap; thence North 11 degrees 56 minutes 15 seconds West 8.81 feet to a rod and cap; thence leaving said maintained right of way line run South 64 degrees 54 minutes 09 seconds West 52.70 feet; thence North 54 degrees 52 minutes 38 seconds West 16.99 feet; thence North 71 degrees 24 minutes 33 seconds West 36.19 feet; thence North 69 degrees 49 minutes 20 seconds West 43.88 feet; thence South 81 degrees 18 minutes 05 seconds West 30.46 feet; thence South 81 degrees 18 minutes 05 seconds West 34.41 feet; thence South 62 degrees 53 minutes 29 seconds West 64.69 feet; thence South 20 degrees 03 minutes 09 seconds West 56.33 feet; thence South 31 degrees 53 minutes 49 seconds West 80.79 feet; thence South 34 degrees 43 minutes 07 seconds West 6.44 feet; thence South 64 degrees 54 minutes 09 seconds West 625.23 feet; thence South 00 degrees 22 minutes 31 seconds East 137.95 feet to a concrete monument; thence South 00 degrees 17 minutes 01 seconds East 670.48 feet to the POINT OF BEGINNING, containing 29.35 acres more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.


WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB 6475)

APR 2 3 2007

85-063PSC:28764RP

2813 Crawfordville Hwy * P.O. Box 625 * Crawfordville, Florida 32326
(850) 926-3016 * FAX (850) 926-8180

EXHIBIT "A"