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MERCER LAW, P.A.

A T T O R N E Y S

MATTHEW G. MERCER
MICHAEL J. PELKOWSKI

2804 N. FIFTH STREET, SUITE 102
ST. AUGUSTINE, FL 32084

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February 8, 2010

VIA U.S. MAIL

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

Re: Filing of Articles of Incorporation of:
CRAWFORD PARK HOMEOWNERS ASSOCIATION, INC.

Dear Distinguished Secretary of State:

Enclosed is an original and one copy of the Articles of Incorporation of the above company together with a check for \$70 as the filing fee.

Please kindly return a date-stamped copy of the Articles in the enclosed SASE.

Your cooperation is appreciated.

Very truly yours,



Matthew G. Mercer

MGM/blh

Enclosures: *Original* Articles of Incorporation of CRAWFORD PARK HOMEOWNERS
ASSOCIATION, INC.
One *copy* of Articles of Incorporation of CRAWFORD PARK HOMEOWNERS
ASSOCIATION, INC.
SASE
Check No.: 3760

FILED

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF**

CRAWFORD PARK HOMEOWNERS ASSOCIATION, INC.

(a corporation not-for-profit)

I. NAME AND DEFINITIONS

The name of this corporation is CRAWFORD PARK HOMEOWNERS ASSOCIATION, INC. (hereinafter, the "Association" or the "corporation"). All defined terms contained in these Articles shall have the same meaning as such terms are defined by the Declaration of Covenants and Restrictions for Crawford Park to be recorded in the public records for St. Johns County, Florida (the "Declaration").

II. PRINCIPAL OFFICE AND MAILING ADDRESS

The location of the corporation's principal office and its mailing address is 7 Hopkins Street, St. Augustine, Florida 32084, or at such other place as may be established by resolution of the Association's Board of Directors from time to time.

III. PURPOSES

The general nature, objects and purposes of the Association are:

A. To promote matters of common interest and concern of the owners of property within the real property subject to the terms and provisions of the Declaration and such other units as may hereafter be annexed to the corporation.

B. To own, maintain, repair and replace the real and personal property of the corporation.

C. To assess, collect and enforce the payment of dues to defray costs incident to the foregoing.

D. To provide, purchase, acquire, replace, improve, maintain, operate and repair such buildings, structures, landscaping, equipment, and to provide such other services for the benefit of the members of the Association, as the Board of Directors in its discretion determines necessary, appropriate, and/or convenient.

E. To operate without profit for the sole and exclusive benefit of its Members.

F. To perform all of the functions contemplated for the Association and undertaken by the Board of Directors pursuant to the terms and conditions of the Declaration.

IV. GENERAL POWERS

The general powers that the Association shall have are as follows:

A. To hold funds solely and exclusively for the benefit of Members for purposes set forth in these Articles of Incorporation.

B. To promulgate and enforce rules, regulations, bylaws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized.

C. To delegate power where such is deemed in the interests of the Association.

D. To purchase, lease, hold, sell, mortgage or otherwise acquire or dispose of real or personal property, to enter into, make, perform or carry out contracts of every kind with any person, firm, corporation or association; to do any and all acts necessary or expedient for carrying on any and all of the activities and pursuing any and all of the objects and purposes set forth in the Declaration and these Articles of Incorporation and not forbidden by the laws of the State of Florida.

E. To fix assessments to be levied against all or any portion of the Property to defray expenses and costs of effectuating the objects and purposes of the Association and to create reasonable reserves for such expenditures, and to authorize its Board of Directors to enter into agreements with other property owners' associations or maintenance entities for the collection of such assessments.

F. To charge recipients for services rendered by the Association and the users of the Association property where such is deemed appropriate by the Board of Directors of the Association and permitted by the Declaration.

G. To pay taxes and other charges, if any, on or against property owned, accepted, or maintained by the Association.

H. To borrow money, and from time to time, to make, accept, endorse, execute and issue debentures, promissory notes or other obligations of the Association for monies borrowed, or in payment for property acquired, or for any of the other purposes of the Association, to secure the payment of such obligations by mortgage, pledge, or other instrument of trust, or by lien upon, assignment of or agreement in regard to all or any part of the property rights or privileges of the Association wherever situated.

I. To merge with any other association which may perform similar functions located within the same general vicinity of the Property.

J. In general, to have all powers conferred upon a corporation by the laws of the State of Florida, except as prohibited herein and by the terms and conditions set forth in the Declaration.

V. QUALIFICATIONS AND ADMISSION OF MEMBERS

The record owners of all Lots made subject to the Declaration, shall be members of the Association, and no other persons or entities shall be entitled to membership. Other members may be admitted in the event additional lands are annexed to and made subject to the administration of this Corporation. Membership is transferable and is inseparable from ownership of a Lot. One vote shall appertain to each lot.

VI. BOARD OF DIRECTORS

A. The affairs of the Association shall be managed by a Board of Directors consisting of four (4) Directors. Directors need not be members of the Association and need not be residents of the State of Florida; provided however, no person who is a Member who is not in good standing with the Association shall be eligible to serve as a Director.

B. The names and addresses of the members of the First Board of Directors who shall hold office until the first annual meeting of the Members and until their successors are elected or appointed and have qualified, are as follows:

Name	Address
William Cooke	c/o Habitat for Humanity 7 Hopkins Street St. Augustine, Florida 32084
Kathy Dougherty	c/o Habitat for Humanity 7 Hopkins Street St. Augustine, Florida 32084
Alma Melvin	c/o Habitat for Humanity 7 Hopkins Street St. Augustine, Florida 32084
Carol Dyckman	c/o Habitat for Humanity 7 Hopkins Street St. Augustine, Florida 32084

VII. OFFICERS

The Officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board may from time to time by resolution create. Officers shall be elected for terms in accordance with the procedure set forth in the Bylaws. The names of the Officers who are to manage the affairs of the Association until the first annual meeting of the Members and until their successors are duly elected and qualified are:

President	William Cooke
Vice President	Alma Melvin
Treasurer	William Cooke
Secretary	Kathy Dougherty

VIII. CORPORATE EXISTENCE

The Association shall have perpetual existence, unless dissolved according to law. These Articles shall become effective upon filing as prescribed by law.

IX. BYLAWS

The Board of Directors shall adopt Bylaws consistent with these Articles. Such Bylaws may be altered, amended, or repealed by resolution of the Board of Directors.

X. AMENDMENTS TO ARTICLES OF INCORPORATION AND BYLAWS

These Articles and the Bylaws referenced above may be altered, amended or repealed upon the affirmative vote of Members holding a majority of the total votes allocated to the Members pursuant to these Articles.

XI. INCORPORATOR

The name and address of the Incorporator is as follows:

HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC.,
a Florida not-for-profit corporation
7 Hopkins Street
St. Augustine, Florida 32084

IN WITNESS WHEREOF, the Incorporator has hereto set its hand and seal this 8th day of February, 2010.

Signed, sealed and delivered
in the presence of:

X [Signature]
By: Matthew G. Morrey
[Print name of 1st witness]

HABITAT FOR HUMANITY OF ST.
AUGUSTINE/ST. JOHNS COUNTY,
INC., a Florida not-for-profit corporation

X [Signature]
By: Michael Pelkowski
[Print name of 2nd witness]

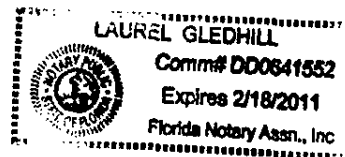
X [Signature]
By: Diane Quick, Executive Director

STATE OF FLORIDA }
 } SS
COUNTY OF ST. JOHNS }

The foregoing instrument was acknowledged before me this 8th day of February, 2010 by Diane Quick as Executive Director of HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC., a Florida not-for-profit corporation, the Incorporator of CRAWFORD PARK HOMEOWNERS ASSOCIATION, INC., a corporation not-for-profit, on behalf of the corporation.

(Notary Seal)


[Signature]
(Print Name) LAUREL GLEDHILL
NOTARY PUBLIC
State of Florida
Commission # DD0641552
My Commission Expires: 2/18/2011
Personally Known
or Produced I.D. FLA DR LICENSE
[check one of the above]
Type of Identification Produced:
FLA DR LICENSE



IN COMPLIANCE WITH SECTION 617.0501, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

CRAWFORD PARK HOMEOWNERS ASSOCIATION, INC., DESIRING TO ORGANIZE UNDER THE LAWS OF THE STATE OF FLORIDA WITH ITS PRINCIPAL PLACE OF BUSINESS AT 7 HOPKINS STREET, ST. AUGUSTINE, FLORIDA 32084, HAS NAMED THE MERCER LAW OFFICE, A PROFESSIONAL ASSOCIATION D/B/A MERCER LAW, P.A., WHOSE ADDRESS IS 2804 N. 5th STREET, SUITE 102, ST. AUGUSTINE, FLORIDA 32084, AS ITS REGISTERED AGENT TO ACCEPT SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA. SAID REGISTERED AGENT'S ADDRESS IS THE CORPORATION'S REGISTERED OFFICE.

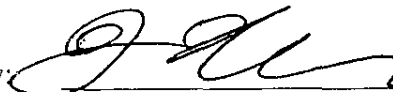
CRAWFORD PARK HOMEOWNERS
ASSOCIATION, INC.

By: 
Diane Quick, as Executive Director of
Incorporator

Dated: February 8, 2010

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE NAMED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

THE MERCER LAW OFFICE,
A PROFESSIONAL ASSOCIATION d/b/a
MERCER LAW, P.A.

By: 
Matthew G. Mercer, as Officer
Registered Agent

Dated: February 8, 2010

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA