

N10000001991

BEN Baunton  
(Requestor's Name)

2735 Miller Landing A  
(Address)

(Address)

Tallahassee FL 32311  
(City/State/Zip/Phone #)

☐ PICK-UP

☒ WAIT

☐ MAIL

(Business Entity Name)

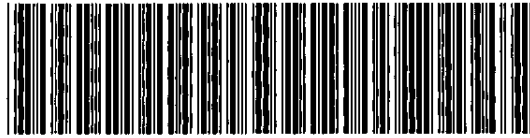
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FEB 26 2010  
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10 FEB 26 PM 12:39  
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TALLAHASSEE, FLORIDA

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**10 FEB 26 PM 12:39**

**ARTICLES OF INCORPORATION  
OF  
OX BOTTOM MEADOWS PROPERTY OWNERS ASSOCIATION, INC.**

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned incorporator this day voluntarily adopts the following Articles of Incorporation for the purpose of forming a Florida not-for-profit corporation.

**ARTICLE I**

NAME

The name of the corporation is Ox Bottom Meadows Property Owners Association, Inc. (hereinafter referred to as the "Association").

**ARTICLE II**

PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office of the Association is located at, and the mailing address of the Association is 2735 Miller Landing Road, Tallahassee, FL 32312.

**ARTICLE III**

REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the Association is 2735 Miller Landing Road, Tallahassee FL 32312, and the name of the initial registered agent of the Association at that address is Ben C. Boynton.

**ARTICLE IV**

PURPOSE AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or profit to the members thereof (hereinafter referred to individually as a "Member" and collectively as "Members"), and the specific purposes for which it is formed are to provide for the maintenance, preservation, and architectural control of the commercial lots and common area (as defined in the Declaration referred to below) within certain real property located in Leon County, as more particularly described in Exhibit "A" attached hereto (the "Property") and such Common Area as may be submitted to the Declaration of Covenants, Conditions, Restrictions, Reservations and Easements for Ox Bottom Meadows Office/ Commercial Subdivision (hereinafter referred to as the

"Declaration") and brought within the jurisdiction of this Association pursuant to the Declaration, and to promote the health, safety and welfare of the residents within the real property described herein above and any additions thereto as may hereafter be brought within the jurisdiction of the Association. For these purposes, the Association shall have the powers set forth in the Declaration which include, but are not limited to:

(a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration applicable to the Property and recorded or to be recorded in the Public Records of Leon County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) To maintain and preserve the common areas and roadways designated in the Plat of Ox Bottom Meadows office/commercial subdivision.

(c) To 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 business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(d) To 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;

(e) To borrow money, and mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred in accordance with the provisions of the Declaration;

(f) To 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 in accordance with the provisions of the Declaration.

(g) To participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional property and Common Area, provided that any such merger, consolidation or annexation shall be in accordance with the Declaration;

(h) To own, operate and maintain stormwater and wastewater facilities contained within Ox Bottom Meadows subdivision which serve the Property and its owners. Such operation and maintenance shall include all present and future requirements of applicable regulatory and local authorities to the extent the same are lawful and applicable to the Property; and,

(i) To have and to exercise any and all powers, rights and privileges which a corporation organized under Chapter 617, Florida Statutes, by law may now or thereafter have or exercise.

## **ARTICLE V**

### **MEMBERSHIP**

Every person or entity who is a record owner of a fee or undivided fee interest in any portion of the Property which is subject to assessment by the Association, shall be a Member of the Association and, upon becoming such record owner, shall be admitted to and become 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 the Property which is subject to assessment by the Association. There shall be only one membership per ownership interest in a portion of the Property (joint tenants in a property interest are treated as a single member) and as such, all co-Owners shall share the privileges of such membership, subject to reasonable Board regulation and the restrictions on voting as may be set forth in the By-Laws.

## **ARTICLE VI**

### **VOTING RIGHTS**

The Association shall have one class of voting membership.

The voting rights of the membership shall be as provided in the Declaration and Bylaws of the Association.

## **ARTICLE VII**

### **BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of Directors (hereinafter referred to as the "Board"), consisting of not less than two (2) or more than seven (7) directors. The directors shall be elected as provided in the By-Laws. The number of directors shall be established by the By-Laws. The initial Board shall consist of two (2) directors. The names and addresses of the persons who are to serve as directors until the election of their successors are:

#### **Name**

#### **Address**

Ben C. Boynton

2735 Miller Landing Road  
Tallahassee FL 32312

William J. Boynton, III

2560 Ox Bottom Road  
Tallahassee FL 32312

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## **ARTICLE VIII**

### **DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than 75 percent of the voting interest of the Members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association may be offered to be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

## **ARTICLE IX**

### **DURATION**

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The corporation shall exist perpetually, unless dissolved in accordance with Article VIII of these Articles of Incorporation.

## **ARTICLE X**

### **INCORPORATOR**

The name and address of the incorporator is Ben C. Boynton, 2735 Miller Landing Road, Tallahassee FL 32312.

## **ARTICLE XI**

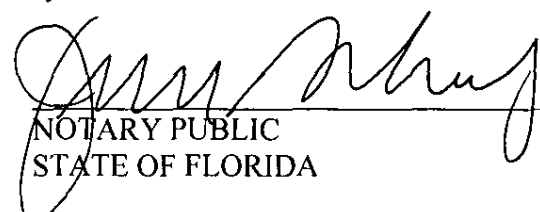
### **AMENDMENTS**

Subject to the provisions of Florida Law and Article 11 hereof, if applicable, these Articles of Incorporation may be amended with the approval of the Board of Directors and at least 75 percent of the total votes in the Association. No amendment shall conflict with the Declaration nor shall any amendment be effective to impair or dilute any rights of Members that are granted by the Declaration.

N WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 24 day of February, 2010.

  
\_\_\_\_\_  
BEN C. BOYNTON

The foregoing instrument was acknowledged before me this 24 day of February, 2010, by Ben C. Boynton, who is personally known to me.

  
\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF FLORIDA

My Commission Expires:



**ACCEPTANCE BY REGISTERED AGENT**

Having been named as registered agent to accept service of process at the place designated in the foregoing Articles of Incorporation, I hereby accept such designation and agree to act in such capacity and comply with the provisions of all statutes relative to the property and complete performance of my duties as registered agent, including the provisions of Section 48.091 of the Florida Statutes. I am familiar with and accept the duties and obligations of Section 607.0505 of the Florida Statutes.

  
\_\_\_\_\_  
BEN C. BOYNTON

**FILED**  
10 FEB 26 PM 12:39  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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

**SURVEYORS \* MAPPERS \* ENGINEERS**

Exhibit "FILED"

10 FEB 26 PM 12:39

FEBRUARY 25, 2010  
TALLAHASSEE, FLORIDA

**OX BOTTOMS MEADOWS  
OFFICE/COMMERCIAL PARCEL**

16.91 ACRES

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).

Commence at a terra cotta monument marking the Southwest corner of Section 28, Township 2 North, Range 1 East, Leon County, Florida; thence North 00 degrees 21 minutes 49 seconds West 1010.20 feet; thence North 89 degrees 43 minutes 11 seconds East 736.80 feet; thence North 00 degrees 21 minutes 49 seconds West 186.76 feet; thence South 88 degrees 20 minutes 57 seconds East 829.42 feet; thence South 00 degrees 20 minutes 36 seconds East 656.92 feet to a point lying on the Northerly right of way line of Ox Bottom Road; thence run along said Northerly right of way line as follows: South 88 degrees 19 minutes 30 seconds East 1103.02 feet to a concrete monument; thence South 84 degrees 19 minutes 19 seconds East 134.72 feet to a concrete monument; thence South 84 degrees 19 minutes 19 seconds East 471.01 feet to the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING continue along said Northerly right of way line as follows: South 84 degrees 19 minutes 19 seconds East 109.87 feet to a concrete monument; thence South 84 degrees 19 minutes 19 seconds East 651.60 feet to a rod and cap marking the intersection of said Northerly right of way line with the Westerly right of way line of Thomasville Road, also being known as State Road No. 61; thence leaving said Northerly right of way line run along said Westerly right of way line as follows: North 58 degrees 50 minutes 57 seconds East 33.77 feet to a rod and cap being a point of curve to the right having a radius of 23003.31 feet; thence Northeasterly along the arc, thru a central angle of 00 degrees 26 minutes 54 seconds, a distance of 180.00 feet, chord of said arc being North 24 degrees 30 minutes 18 seconds East 180.00 feet to a rod and cap to a point of reverse curve having a radius of 22833.31 feet Northeasterly, thru a central angle of 01 degrees 08 minutes 08 seconds, a distance of 452.49 feet, chord of said arc being North 24 degrees 09 minutes 41 seconds East 452.48 feet to a rod and cap; thence North 23 degrees 35 minutes 26 seconds East 520.36 feet to a rod and cap marking the Southeast corner of Lot 1 Block "A" of Ox Bottom Meadows Phase 1A as recorded in Plat Book 20, Page 5 in the Public Records of Leon County, Florida; thence leaving said Westerly right of way line run along the Southerly boundary line of said Lot 1 Block "A" as follows: North 69 degrees 55 minutes 29 seconds West 64.53 feet; thence North 41 degrees 17 minutes 58 seconds West 7.91 feet; thence North 51 degrees 01 minutes 25 seconds West 55.56 feet; thence North 55 degrees 19 minutes 08 seconds West 17.67 feet; thence North 84 degrees 06 minutes 45 seconds West 17.70

Sheet 2 of 3



OX BOTTOMS MEADOWS  
OFFICE/COMMERCIAL PARCEL  
FEBRUARY 25, 2010  
16.91 ACRES

FILED

feet; thence North 61 degrees 36 minutes 29 seconds West 31.82 feet; thence North 64 degrees 29 minutes 34 seconds West 27.22 feet; thence leaving said Southerly boundary line run South 23 degrees 31 minutes 27 seconds West 50.17 feet to a re-bar; thence North 79 degrees 05 minutes 10 seconds West 424.28 feet to a re-bar; thence South 05 degrees 16 minutes 07 seconds East 469.11 feet; thence South 24 degrees 26 minutes 20 seconds West 322.13 feet to a re-bar; thence North 49 degrees 25 minutes 36 seconds West 239.49 feet; thence South 40 degrees 34 minutes 24 seconds West 140.54 feet; thence South 40 degrees 34 minutes 06 seconds West 9.81 feet; thence South 37 degrees 07 minutes 11 seconds West 83.84 feet; thence South 71 degrees 39 minutes 30 seconds West 79.35 feet; thence South 84 degrees 22 minutes 25 seconds East 80.37 feet; thence South 05 degrees 37 minutes 35 seconds West 120.00 feet to a point lying on the Northerly right of way line of Morning Dew Trail, said point being a point of curve to the left having a radius of 25.00 feet; thence run along said Morning Dew Trail as follows: Northeasterly along the arc, thru a central angle of 57 degrees 04 minutes 35 seconds, a distance of 24.90 feet, chord of said arc being North 67 degrees 05 minutes 18 seconds East 23.89 feet to a point of reverse curve having a radius of 60.00 feet; thence Southeasterly along the arc, thru a central angle of 276 degrees 06 minutes 12 seconds, a distance of 289.13 feet, chord of said arc being South 03 degrees 23 minutes 54 seconds East 80.22 feet to a point of reverse curve having a radius of 35.00 feet; thence Northwesterly along the arc thru a central of 39 degrees 01 minutes 37 seconds, a distance of 23.84 feet, chord of said arc being North 64 degrees 51 minutes 36 seconds West 23.88 feet; thence North 84 degrees 22 minutes 25 seconds West 11.53 feet; thence leaving said Morning Dew Trail run South 05 degrees 37 minutes 35 seconds West 149.32 feet to the POINT OF BEGINNING, containing 16.91 acres, more or less.

SUBJECT TO A 30 FOOT WIDE FDOT DRAINAGE EASEMENT AS RECORDED  
IN OFFICIAL RECORD BOOK 2071, PAGE 691 OF THE PUBLIC RECORDS OF  
LEON COUNTY, FLORIDA

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)

FEB 25 2010

06-444PSC:32949

NOTES:

1. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No improvements were located in this sketch other than those shown hereon.
3. No underground encroachments, utilities or foundations were located in this sketch.
4. All measurements shown hereon are Standard U.S. Survey Feet, and decimolia thereof.
5. The use of this sketch is limited to the specific transaction shown hereon.
6. This sketch is not complete without an attached legal description.
7. See attached sheet for legal description.
8. Subject to zoning setbacks, easements and restrictions of record.
9. Adjoining deeds of record were not provided to this firm.
10. This sketch was performed without benefit of deed
1. THIS IS NOT A BOUNDARY SURVEY.

LINE TABLE			CURVE TABLE		
LINE	LENGTH	BEARING	CURVE	RADIUS	DELTA
L1	6453	N63°55'E 20' V	□	2490	37°40'
L2	781	N41°17'30" V	CR	2384	37°40'27"
L3	3553	N51°17'30" V			
L4	1745	N51°17'30" V			
L5	1776	N41°17'30" V			
L6	2182	N41°17'30" V			
L7	2722	N41°17'30" V			
L8	981	N41°17'30" V			
L9	8384	S37°41'10" V			
LOT	1153	N41°17'30" V			

**FILED**

SECRETARY OF STATE  
W. LAHASSE  
FLORIDA

NOT TO SCALE

10 FEB 26 PM 12:39

SECTION OF LEGAL PREPARED FOR  
OY BOTTOM MEADOWS OFFICE/COMMERCIAL PARCEL

PREPARED BY:  
**EDWIN G. BROWN AND ASSOCIATES, INC.**  
CHICAGO, ILL. 60601 U.S.A. P.O. BOX 570

STANDARD/PAGE	COUNTY LEON	DEATH BY AA	STANDARD BY
STANDARD/PAGE	SECTION 24	SCALES M.T.S.	DECEASED BY
STANDARD/PAGE	TO DEPEND. E-WORTH	SUPPLY RATION	FERTILITY BA. SC
SHEET 1 OF 3	RANGER 1-EAST	JOB NUMBER	PSA
DATE			
NETWORK			

06-444 3294

A13 - NOT TO SCALE  
 R/W - R/W  
 PAV - PAVED SIDEWALK AND CURB  
 BRK - BRICK OR OBTAINED MONUMENT  
 CLA - CONCRETE MONUMENT  
 POC - POINT OF BEGINNING  
 POC - POINT OF COMMENCEMENT  
 SSB - SET BACK  
 SAC - SET BACK  
 — LINE NOT TO SCALE  
 — NO CONCRETE MONUMENT  
 (VIA 6474) UNLESS NOTED OTHERWISE  
 ○ NO MONUMENTATION (SEE DESCRIPTION)  
 FOOT - FLORIDA DEPARTMENT OF TRANSPORTATION

PNO - FOUND  
 R - NAME  
 N - NORTH  
 S - SOUTH  
 E - EAST  
 W - WEST  
 \* - SET NAME & CAP #475  
 (NAMELESS NOTED OTHERWISE)  
 RNO - BOUND  
 P - POINT OF INTERSECTION  
 POC - POINT OF COMPOUND CURVATURE  
 PNC - POINT OF REVERSE CURVATURE  
 \* - SWS 5/8" #475

SET 424 CONCRETE MONUMENT (6475)  
T - TOWNSHIP  
D - DEED  
R - RANGELAND  
P - PLAT  
M - MOUNTAIN  
W - RIGHT OF WAY  
RAD - RADIUS  
DEL - DELTA  
CD - CIRCUMFERENCE  
C - ARC LENGTH  
CALC - CALCULATED  
R/C - RADIUS AND CHORD  
I/P - INTERIOR POINT  
PC - POINT OF CURVE  
C.O.T. - CITY OF TALLAHASSEE

MADE C. BROWN  
Surveyor & Mapper  
Florida Certificate No. 73859  
(L87 6475)

of matters affecting life or  
possible there are dead, of record  
instruments which could affect

FEB 25 2010

JUN06-444 DBM PHJ 3-7

2/25/2010 4:49:19 PM EST