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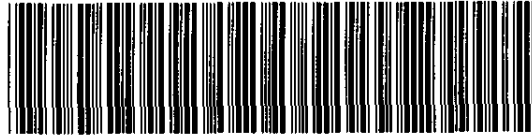
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J. G. HARRIS FEB 07 2011

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

COVER LETTER

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

Property Owners Association
SUBJECT: The Brimnea Place Subdivision Phase Phase I
(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:

Ben A. Boynton
Name (Printed or typed)

2735 Miller Landing Rd
Address

Tallahassee FL 32312
City, State & Zip

850 509 8712
Daytime Telephone number

bn boynton @ aol . com
E-mail address: (to be used for future annual report notification)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

ARTICLES OF INCORPORATION
OF
THE BRIMNER PLACE SUBDIVISION
PROPERTY OWNERS ASSOCIATION PHASE I, INC.

I, the undersigned, acting as incorporator of a nonprofit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation (hereinafter called the Association) is THE BRIMNER PLACE SUBDIVISION PROPERTY OWNERS ASSOCIATION PHASE I, INC.

ARTICLE II

The owners of property in THE BRIMNER PLACE SUBDIVISION PHASE I shall be members of this Association. The legal description of the property composing THE BRIMNER PLACE SUBDIVISION PHASE I is described in Exhibit "A".

The specific primary purposes for which the Association is formed are to provide for maintenance of easements and common areas and architectural control of buildings on the residence lots within the BRIMNER PLACE SUBDIVISION PHASE I. Generally, the Association's purpose is to promote the health, safety, and welfare of the residents within the Association.

In furtherance of the specific and general purposes, the Association shall have power to:

(a) Perform all of the duties and obligations of the Association as set forth in restrictive covenants applicable to the Association;

(b) Affix, levy, collect and enforce payment by any lawful means of, all charges and assessments pursuant to the terms of the applicable restrictive covenants; and pay all

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expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association;

(c) Acquire (by gift, purchase, or otherwise), own, hold and improve, build upon, 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) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes; or annex additional residential property or common areas, provided that any merger, consolidation or annexation shall have the assent by vote or written instrument of one-half (1/2) of each class of members;

(e) Have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the restrictive covenants, and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE III

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is within the property described in Exhibit "A", but excluding persons or entities holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot.

ARTICLE IV

The period of duration of the Association shall be perpetual.

ARTICLE V

The address of the principal office of the Association, and the name of the registered agent at such address, is:

ANNE R. BOYNTON
2735 Miller Landing Road
Tallahassee, FL 32312

ARTICLE VI

The affairs of the Association shall be managed by a board of directors, a president and vice president, who shall at all times be members of the board of directors, and a secretary and treasurer. Such officers shall be elected at the first meeting of the board of directors following each annual meeting of members. Directors shall be elected according to the Bylaws.

The names of the officers who are to serve until the first election are:

BEN C. BOYNTON	President
WILL C. BOYNTON	Vice-President
ANNE R. BOYNTON	Secretary/Treasurer

ARTICLE VII

The number of persons constituting the first board of directors of the Association shall be three (3), and the names and addresses of the persons who shall serve as directors until the first election are:

BEN C. BOYNTON
2735 Miller Landing Road
Tallahassee, FL 32312

WILL C. BOYNTON
2560 Ox Bottom Rd.
Tallahassee, FL 32312

ANNE R. BOYNTON
2735 Miller Landing Road
Tallahassee, FL 32312

ARTICLE VIII

The Bylaws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of two—thirds (2/3) of each class of members existing at the time of and present at such meeting except that the initial Bylaws of the Association shall be made and adopted by the board of directors.

ARTICLE IX

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association or at any special meeting duly called and held for such purpose, on the affirmative vote of a majority of each class of members existing at the time of, and present at such meeting or voting by proxy.

ARTICLE X

The Association shall have two (2) classes of voting members as follows:

Class A — Class A members shall be all owners of property within the Association with the exception of Declarant, and shall be entitled to one (1) vote for each unit owned as defined in the restrictive covenants. When more than one (1) person holds an interest in any lot, all such persons shall be members. The vote or votes for such lot shall be exercised as such members may determine among themselves.

Class B — The Class B member shall be the Declarant, as such term is defined in the Declaration of Restrictive Covenants of THE BRIMNER PLACE SUBDIVISION PHASE I, who shall be entitled to three (3) votes for each lot within the Association owned by Declarant. The Class B membership shall cease and be converted to Class A membership as

provided in the Declaration of Restrictive Covenants of THE BRIMNER PLACE
SUBDIVISION PHASE I.

ARTICLE XII

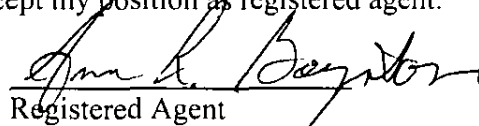
On dissolution, the assets of the Association shall be distributed to an
appropriate public agency to be used for purposes similar to those for which the Association
was created. In the event such distribution is refused acceptance, such assets shall be granted,
conveyed, and assigned to any non-profit corporation, association, trust, or other organization
organized and operated for such similar purposes.

ARTICLE XIII

Incorporator: Anne R. Boynton
2735 Miller Landing Rd:
Tallahassee, Fl. 32312


Incorporator

I, Anne R. Boynton, accept my position as registered agent.


Registered Agent

EXECUTED this 7th day, February, 2011

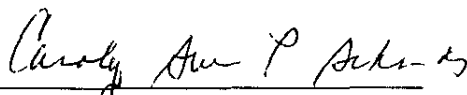
WITNESSES:
STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME, the undersigned authority, personally appeared ANNE R.
BOYNTON, who, first being duly sworn by me, and to me well known to be the individual

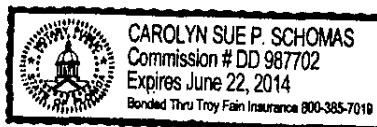
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

described in the foregoing Articles of Incorporation, acknowledged to and before me that he executed the same for the purposes expressed therein.

WITNESS my hand and official seal on this 7th day of February, 2011.



NOTARY PUBLIC
My Commission Expires



This document was prepared by:
Ben C. Boynton
2735 Miller Landing Road
Tallahassee, FL 32312

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

SURVEYORS * MAPPERS * ENGINEERS

Exhibit "A"

COMMENCE AT A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF LOT 13, WINDSONG SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGES 85 & 86 IN THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EASTERLY RIGHT OF WAY LINE OF OLD BETHEL ROAD; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE RUN SOUTH 72 DEGREES 22 MINUTES 21 SECONDS WEST 64.52 FEET TO A RE-BAR LYING ON THE WESTERLY RIGHT OF WAY LINE OF OLD BETHEL ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID POINT OF BEGINNING AND SAID WESTERLY RIGHT OF WAY LINE RUN SOUTH 72 DEGREES 22 MINUTES 21 SECONDS WEST 997.06 FEET TO A CONCRETE MONUMENT LYING ON THE EASTERLY BOUNDARY LINE OF HARTSFIELD SURVEY LOT 56; THENCE RUN ALONG SAID EASTERLY BOUNDARY LINE AS FOLLOWS: NORTH 18 DEGREES 10 MINUTES 56 SECONDS WEST 310.77 FEET TO A CONCRETE MONUMENT; THENCE NORTH 18 DEGREES 11 MINUTES 33 SECONDS WEST 93.54 FEET TO A CONCRETE MONUMENT; THENCE LEAVING SAID EASTERLY BOUNDARY LINE RUN NORTH 72 DEGREES 19 MINUTES 03 SECONDS EAST 621.76 FEET; THENCE NORTH 17 DEGREES 40 MINUTES 57 SECONDS WEST 669.52 FEET TO A CONCRETE MONUMENT; THENCE NORTH 72 DEGREES 19 MINUTES 03 SECONDS EAST 523.81 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THRU A CENTRAL ANGLE OF 11 DEGREES 18 MINUTES 05 SECONDS, A DISTANCE OF 72.98 FEET, CHORD OF SAID ARC BEING NORTH 77 DEGREES 58 MINUTES 06 SECONDS EAST 72.86 FEET; THENCE NORTH 83 DEGREES 37 MINUTES 09 SECONDS EAST 121.27 FEET TO A CONCRETE MONUMENT, SAID POINT BEING A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THRU A CENTRAL ANGLE OF 92 DEGREES 48 MINUTES 21 SECONDS, A DISTANCE OF 64.79 FEET, CHORD OF SAID ARC BEING SOUTH 49 DEGREES 58 MINUTES 41 SECONDS EAST 57.94 FEET TO A CONCRETE MONUMENT LYING ON THE WESTERLY RIGHT OF WAY LINE OF OLD BETHEL ROAD, SAID POINT BEING A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1470.00 FEET; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE AS FOLLOWS: SOUTHEASTERLY ALONG THE ARC, THRU A CENTRAL ANGLE OF 06 DEGREES 40 MINUTES 51 SECONDS, A DISTANCE OF 171.40 FEET, CHORD OF SAID ARC BEING SOUTH 00 DEGREES 14 MINUTES 05 SECONDS EAST 171.31 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 03 DEGREES 06 MINUTES 20 SECONDS WEST 844.88 FEET TO A CONCRETE MONUMENT, SAID POINT BEING A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2970.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THRU A CENTRAL ANGLE OF 00 DEGREES 51 MINUTES 35 SECONDS, A DISTANCE OF 44.56 FEET, CHORD OF SAID ARC BEING SOUTH 03 DEGREES 32 MINUTES 08 SECONDS WEST 44.56 FEET TO THE POINT OF BEGINNING

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

SURVEYORS * MAPPERS * ENGINEERS

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