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Oscar Goodwyn
Requester's Name
1924 Temple Dr
Address
Tallah 508-7799
City/State/Zip Phone #
Ogoodwyn@aol.com

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CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. Pine Grove TALLAHASSEE HOMEOWNER ASSOCIATION, INC
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

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NEW FILINGS

- ☐ Profit
☒ Not for Profit
☐ Limited Liability
☐ Domestication
☐ Other

OTHER FILINGS

- ☐ Annual Report
☐ Fictitious Name

AMENDMENTS

- ☐ Amendment
☐ Resignation of R.A., Officer/Director
☐ Change of Registered Agent
☐ Dissolution/Withdrawal
☐ Merger

REGISTRATION/QUALIFICATION

- ☐ Foreign
☐ Limited Partnership
☐ Reinstatement
☐ Trademark
☐ Other

Examiner's Initials

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION OF
PINE GROVE TALLAHASSEE HOMEOWNERS ASSOCIATION, INC.

(A Corporation Not For Profit)

In order to form a corporation in accordance with the provisions of the laws of the State of Florida for the formation of corporations not for profit, pursuant to F.S. 617, we, the undersigned, do hereby associate ourselves together into a corporation for the purposes and with the powers hereinafter set forth, and to accomplish that end we do hereby adopt and set forth these Articles of Organization.

Article I NAME OF CORPORATION

The name of this corporation shall be PINE GROVE TALLAHASSEE HOMEOWNERS ASSOCIATION, INC. referred to hereinafter as the "Association." The principal office of the Association shall be at 1924 Temple Drive, Tallahassee, FL 32303 and the mailing address shall be the same.

Article II PURPOSES

The objects and purposes of the Association are:

- A. To promote the health, safety, and social welfare of the owners and renters of all lots located within PINE GROVE SUBDIVISION, Plat Book 3, Page 115, Public Records of Leon County, Florida, together with owners and renters of nearby residential properties within five hundred feet of Pine Grove subdivision and who join the membership of the Association.
- B. To operate without profit and for the sole and exclusive benefit of its members.
- C. To preserve the residential integrity of Pine Grove subdivision and nearby properties.

Article III GENERAL POWERS

The Association's general powers are:

- A. To purchase, own, hold, improve, build upon, operate, maintain, convey, transfer, dedicate for public use, accept, lease, or otherwise acquire title to, and to hold, mortgage, rent, sell or otherwise dispose of, any and all real or personal property related to the purposes or activities of the Association; to make, enter into, perform, and carry out contracts of every kind and nature with any person, firm, corporation, or association; and to do any other acts necessary or expedient of carrying on any of the activities of the Association and pursuing any of the objects and purposes set forth in these Articles of Incorporation and not forbidden by the laws of the State of Florida.

- B. To establish a budget and solicit voluntary donations and government and private grants to the Association and to use donations in the exercise of its powers and duties.
- C. To hold funds solely and exclusively for the benefit of the members of the Association for the purposes set forth in these Articles of Incorporation.
- D. To adopt, promulgate, and enforce rules, regulations, bylaws, covenants, restrictions and agreements in order to effectuate the purposes for which the Association is organized.
- E. To charge recipients of services rendered by the Association and users of property of the Association where such is deemed appropriate by the Board of Directors.
- F. To pay all taxes and other charges or assessments, if any, levied against property owned, leased, or used by the Association.
- G. To enforce by all lawful means the provisions of these Articles of Incorporation, the Bylaws of the Association which may be hereafter adopted.
- H. To purchase insurance upon the Association property for the protection of the Association and its members.
- I. To reconstruct the Association property and improvements after casualty and to further improve the property, if required.
- J. To enter into contracts and agreements for providing services to the Association.
- K. In general, to have all powers which may be conferred upon a corporation not for profit by the laws of the State of Florida, except as prohibited herein.
- L. To dedicate, sell, lease, or transfer all or any part of the common areas of the Subdivision to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the members. No such transfer or dedication shall be effective unless a written instrument has been signed by sixty percent (60%) of the members consenting to a dedication, sale or transfer.

Article IV MEMBERS

Association membership shall be voluntary. Membership is limited to owners and renters of lots in Pine Grove subdivision and owners and renters of residential properties within five hundred feet.

The Secretary of the Association shall maintain a list of the members of the Association.

Article V VOTING

All members who are property owners of Pine Grove Subdivision and those owners within five hundred feet shall be voting members. Voting rights of renters, if any, will be treated in the By-laws.

Article VI BOARD OF DIRECTORS

A. The affairs of the Association shall be managed by a Board of Directors consisting initially of three Directors. The number of Directors comprising succeeding Boards of Directors shall be as provided from time to time in the Bylaws of the Association, but in no event shall there be less than three or more than five Directors. The Directors need not be lot owners in Pine Grove subdivision. Directors shall serve a two-year term.

B. The names and addresses of the persons constituting the first Board of Directors are as follows:

Chrys Goodwyne 1924 Temple Drive, Tallahassee, FL 32303

Julia Miller 521 Truett Drive, Tallahassee, FL 32303

Elaine Suber 614 Truett Drive, Tallahassee, FL 32303

These three shall serve until the first members' meeting. At that first meeting (and thereafter) each voting member shall have three votes, but only one vote per individual running for director. The three persons receiving the most votes shall constitute the Board. If Board membership is more than three, then that number of persons (based on the number of available Board vacancies) receiving the most votes shall constitute the Board.

C. Any Director may be removed from office with or without cause by sixty percent vote of the voting members at any special or regular meeting after proper notice of the vote has been served on the members, but not otherwise.

Article VII OFFICERS

A. The officers of the Association, to be elected by the Board of Directors, shall be a President, a Vice President, a Secretary, and a Treasurer, and such other officers as the Board shall deem appropriate from time to time. The President shall be elected from among the membership of the Board of Directors, but no other officer need be a Director. The same person may hold two or more offices, provided, however, that the office of President and Secretary shall not be held by the same person. The affairs of the Association shall be administered by such officers under the direction of the Board of Directors. Officers shall be elected for a term of two years in accordance with the procedure set forth in the Bylaws.

B. The names of the officers who are to manage the affairs of the Association until the first annual meeting of the Board of Directors are as follows:

President Julia Miller 521 Truett Drive, Tallahassee, FL 32303

Vice-President Elaine Suber 614 Truett Drive, Tallahassee, FL 32303

Secretary/Treasurer Chrys Goodwyne 1924 Temple Drive, Tallahassee, FL 32303

Article VIII CORPORATE EXISTENCE

The Association shall have a perpetual existence.

Article IX BYLAWS

The first Board of Directors of the Association shall adopt Bylaws consistent with these Articles. Thereafter, the Bylaws may be altered, amended or rescinded by a majority of the Board or by sixty percent vote of the voting members in the manner provided by such Bylaws.

Article X AMENDMENTS TO ARTICLES OF INCORPORATION

These Articles may be altered, amended, or repealed by the affirmative vote of sixty percent of the Association's voting membership. Notice of the subject matter or proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered. A copy of each amendment shall be recorded with the Florida Division of Corporations.

Article XI REGISTERED OFFICE AND REGISTERED AGENT

The registered office of the Association shall be at 1924 Temple Drive, Tallahassee, FL 32303, and the registered agent at such address shall be Owen Goodwyne. The Association may, however, maintain offices and transact business in such other places within Tallahassee, Florida as may from time to time be designated by the Board of Directors.

Article XII BUDGET AND EXPENDITURES

The Association shall obtain funds from voluntary donations, public and private grants and fund-raising activities such as bake sales, yard sales and the like. The Board of Directors shall annually adopt a budget for the operation of the Association for the ensuing fiscal year based on projected donations and earnings. The budget can be amended at any time by a majority of the Board or by sixty percent of the voting membership.

Article XIII SUBSCRIBERS

The name and street of the subscriber of these Articles is as follows:

Chrys Goodwyne 1924 Temple Drive, Tallahassee, FL 32303

Article XIV INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and Directors shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred in connection with any proceeding (including appellate

proceedings) or settlement thereof in which they may become involved by reason of holding such office. In no event, however, shall any officer or Director be indemnified for his own willful misconduct or, with respect to any criminal proceeding, his own knowing violation of provisions of law. The Association may purchase and maintain insurance on behalf of all officers and Directors for any liability asserted against them or incurred by them in their capacity as officers and Directors or arising out of their status as such. This expense shall be deemed a common expense and included in the annual budget.

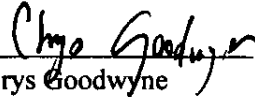
Article XV DISSOLUTION OF THE ASSOCIATION

- A. The corporation shall have perpetual existence, but can be dissolved by the vote of seventy-five percent of the voting membership.
- B. Upon dissolution of the Association, any assets remaining after provision for payment of creditors and all costs and expenses of such dissolution shall be distributed in the following manner:
- (1) Any property determined by the Board of Directors of the Association to be appropriate for dedication to any applicable municipal or other governmental authority may be dedicated to such authority provided the authority is willing to accept the dedication.
- (2) All remaining assets, or the proceeds from the sale of such assets, shall be donated to a non-profit entity with similar purpose of this non-profit corporation.

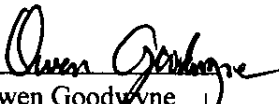
Article XVI BINDING EFFECT

The provisions hereof shall bind and inure to the benefit of the members and their respective successors and assigns.

IN WITNESS WHEREOF, the above-named subscriber has hereunto set his hand and seals this 5th day of November, 2012.


Chrys Goodwyne
1924 Temple Drive
Tallahassee, FL 32303

Having been named herein as the company's registered agent, I am a practicing Florida attorney and I hereby accept such designation as resident agent.


Owen Goodwyne
Florida Bar #186058
1924 Temple Drive
Tallahassee, Florida 32303

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