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(Requestor's Name)

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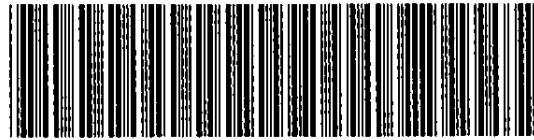
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11/1

Gardner Law Firm

Requester's Name

1300 Thomaswood Drive

Address

Tallahassee FL

City/State/Zip

385-0070

Phone

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

1. Articles of Incorporation Live Oak/Piedmont HOA
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF**

LIVE OAK PLANTATION AND PIEDMONT NEIGHBORHOOD ASSOCIATION, INC.

The undersigned, acting as incorporators of a non-profit corporation under Chapter 617 of the Florida Statutes, does hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation is **LIVE OAK PLANTATION AND PIEDMONT NEIGHBORHOOD ASSOCIATION, INC.** (hereinafter called the "Association").

The initial principal place of business of the Association shall be 706 Live Oak Plantation Road, Tallahassee, Florida 32312 and the mailing address of the Association shall be P.O. Box 568, Tallahassee, Florida 32302-0568.

ARTICLE II

The Association is a voluntary organization comprised of owners of properties in the *Live Oak Plantation* and *Piedmont* neighborhood (hereinafter referred to as the "Neighborhood") south of Interstate Highway 10 between Thomasville Road and Meridian Road in Tallahassee, Florida, who chose to join.

The purposes for which the Association is formed is to preserve, protect, and enhance the quality of life and property values in the Neighborhood and to have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes may now or hereafter have or exercise.

If the Association enters into an Agreement with Harry Mays Middlebrooks, Jr., as Personal Representative of the Estate of Harry M. Middlebrooks pursuant to which the Association shall be assigned the powers, duties, and responsibilities, then the Association shall, at all times thereafter, have an architectural control committee to be known as the *Live Oak Plantation ACC* which shall have the powers, duties, and responsibilities to administer and perform the architectural control responsibilities created by the certain restrictive covenants previously and hereafter imposed on Lots within the boundaries of the Neighborhood by various Middlebrooks family members.

The activities of the Association will be financed by membership fees and no part of any net earnings of the Association will inure to the benefit of any individual 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 Neighborhood may be a member of the Association.

ARTICLE IV

The period of duration of the Association shall be perpetual.

ARTICLE V

The name and address of the initial Registered Agent are:

Helen B. Middlebrooks
706 Live Oak Plantation Road
Tallahassee, Florida 32312

ARTICLE VI

The affairs of the Association shall be managed by a Board of Directors whose policies shall be administered by a President and Vice President [both of whom shall at all times be members of the Board of Directors], and a Secretary and Treasurer. The

officers shall be elected at the first meeting of the Board of Directors following each annual meeting of Members.

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

<u>President:</u>	James D. Beasley
<u>Vice-President:</u>	Lorence J. Bielby
<u>Secretary:</u>	Helen B. Middlebrooks
<u>Treasurer:</u>	Helen B. Middlebrooks

ARTICLE VII

The Board of Directors shall have the number of Directors specified in the *ByLaws*.

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:

Lorence J. Bielby	745 Middlewood Drive, Tallahassee, Florida 32312
James D. Beasley	1147 Live Oak Plantation Road, Tallahassee, Florida 32312
Helen B. Middlebrooks	706 Live Oak Plantation Road, Tallahassee, Florida 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 a majority of the 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 only be proposed by the Board of Directors of the Association but approval of the proposed amendment shall be

by the affirmative vote of a majority of the members present at any meeting duly noticed, called, and held for such purpose.

ARTICLE X

The Association shall have a single class of voting members with each Lot being entitled to a single vote. When more than one person holds an interest in any Lot in the Neighborhood, all such persons may be members; however, the vote for such Lot shall be exercised as such members may determine among themselves.

ARTICLE XI

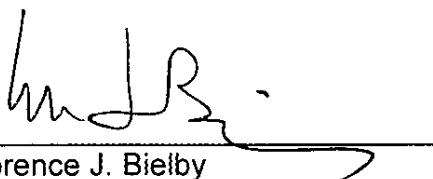
On dissolution, the assets of the Association shall be distributed to a non-profit association or entity to be used for purposes similar to those for which the Association was created.

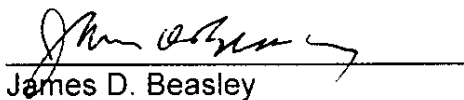
ARTICLE XII

The names and street addresses of the Incorporators to these *Articles of Incorporation* are:

Lorence J. Bielby	745 Middlewood Drive, Tallahassee, Florida 32312
James D. Beasley	1147 Live Oak Plantation Road, Tallahassee, Florida 32312
Helen B. Middlebrooks	706 Live Oak Plantation Road, Tallahassee, Florida 32312

EXECUTED by the Incorporators on this 12th day of December, 2013.


Lorence J. Bielby

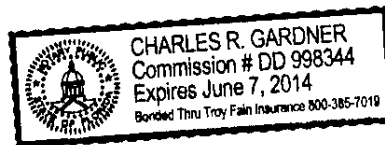

James D. Beasley


Helen B. Middlebrooks

STATE OF FLORIDA,
COUNTY OF LEON.

The foregoing Articles of Incorporation were acknowledged before me this 12th day of December, 2013, by Lorence J. Bielby, James D. Beasley, and Helen B. Middlebrooks for the purposes expressed therein. They are personally known by me.



NOTARY PUBLIC

APPROVED
AND
FILED

13 DEC 12 PM 4:07

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT AND REGISTERED OFFICE**

STATE
TALLAHASSEE FLORIDA

Pursuant to the provisions of Section 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the Registered Office and Registered Agent, in the State of Florida:

1. The name of the corporation is: **LIVE OAK PLANTATION AND PIEDMONT NEIGHBORHOOD ASSOCIATION, INC.**

2. The name and address of the Registered Agent and principal office are:

Helen B. Middlebrooks
706 Live Oak Plantation Road
Tallahassee, Florida 32312

DATED this 12th day of December, 2013.

LIVE OAK PLANTATION AND PIEDMONT
NEIGHBORHOOD ASSOCIATION, INC.

By: James D. Beasley
James D. Beasley
Its: President

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

Helen B. Middlebrooks
Helen B. Middlebrooks

Dated: December 12th, 2013