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(Requestor's Name)

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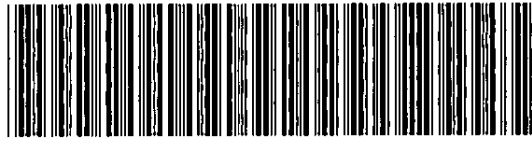
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TS. 7/28/14

Gardner Law

Requester's Name

1300 Thomaswood Drive 32308

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 Briley Cove Subdivision  
 (Corporation Name) (Document #)
2. \_\_\_\_\_  
 (Corporation Name) (Document #)
3. \_\_\_\_\_  
 (Corporation Name) (Document #)
4. \_\_\_\_\_  
 (Corporation Name) (Document #)
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**ARTICLES OF INCORPORATION  
OF  
BRILEY COVE SUBDIVISION HOMEOWNERS ASSOCIATION, INC.**

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

**ARTICLE I**

The name of the corporation is **BRILEY COVE SUBDIVISION HOMEOWNERS ASSOCIATION, INC.** (hereafter "the Association"). The initial principal place of business and mailing address of the Association shall be 857 East Park Avenue, Tallahassee, Florida 32301.

**ARTICLE II**

The owners of lots in **BRILEY COVE**, a subdivision in Leon County, Florida as set forth and described in Declaration of Covenants, Conditions, Restrictions and Easements for Briley Cove recorded in Official Records Book 4481, Page 1672, of the Public Records of Leon County, Florida (hereafter "the Subdivision"), shall be members of the Association as provided in such recorded Declaration of Covenants and Restrictions encumbering the Subdivision (hereafter "the Covenants").

The specific primary purposes for which the Association is formed are to provide for governance of the Subdivision, enforcement of the Covenants, and maintenance of common elements within the Subdivision. Generally, the Association's purpose is to promote the health, safety, and welfare of the residents within the Subdivision.

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

- (a) Perform all of the duties, obligations, powers, and authority of the Association as set forth in the Covenants as amended from time to time which are applicable to the Subdivision;
- (b) Affix, levy and collect and enforce payment by any lawful means of all charges and assessments pursuant to the terms of the Covenants; and pay all expenses in

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LEON COUNTY  
FLORIDA

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 as specified in the Covenants.

(e) 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.

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 Covenants applicable to the Subdivision 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 located in the Subdivision, but excluding persons or entities holding title merely as security for the 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 in the Subdivision.

**ARTICLE IV**

The period of duration of the Association shall be perpetual.

**ARTICLE V**

The name and address of the initial Registered Agent are:

Douglas L. Barton  
857 East Park Avenue  
Tallahassee, Florida 32301

**ARTICLE VI**

The affairs of the Association shall be managed by a Board of Directors, 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>	Douglas L. Barton
<u>Vice-President:</u>	Douglas L. Barton
<u>Secretary:</u>	Douglas L. Barton
<u>Treasurer:</u>	Douglas L. Barton

**ARTICLE VII**

The name and address of the person(s) who shall serve on the Board of Directors until the first election are as follows:

Douglas L. Barton  
857 East Park Avenue  
Tallahassee, Florida 32301

Following the Developer's transfer of control and, thereafter, the first election of the Board of Directors, the Board of Directors shall have the number of Directors and be elected as specified in the Bylaws.

**ARTICLE VIII**

Subject to the rights of the Declarant expressed in the Covenants, 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.

**ARTICLE IX**

Subject to the rights of the Declarant expressed in the Covenants, amendments to these Articles of Incorporation may be proposed by any member of the Association and 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 the members existing at the time of, and present at, such meeting.

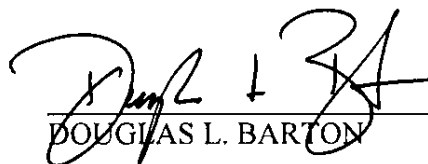
**ARTICLE X**

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 XI**

The name and street address of the incorporator to these Articles of Incorporation is as follows: Douglas L. Barton, 857 East Park Avenue, Tallahassee, Florida 32301.

EXECUTED by the incorporator on this 9<sup>th</sup> day of July, 201

  
\_\_\_\_\_  
DOUGLAS L. BARTON

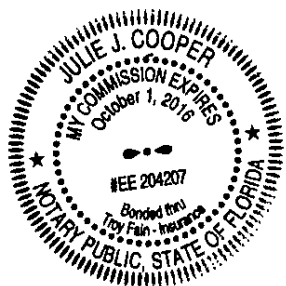
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TALLAHASSEE, FLORIDA

STATE OF FLORIDA,  
COUNTY OF Leon.

BEFORE ME, the undersigned authority, personally appeared Douglas L. Barton, who, first being duly sworn by me, and to me well known to be the individual 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 9<sup>th</sup> day of July, 2014.



[Signature]  
NOTARY PUBLIC  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

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

1. The name of the corporation is

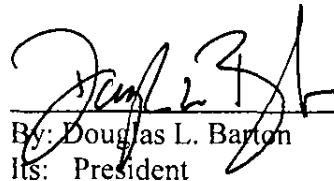
**BRILEY COVE SUBDIVISION HOMEOWNERS ASSOCIATION, INC.**

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

Douglas L. Barton  
857 East Park Avenue  
Tallahassee, Florida 32301

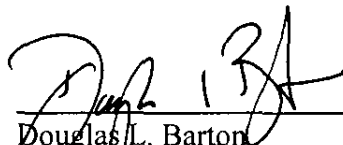
DATED this 9<sup>th</sup> day of July, 2014.

BRILEY COVE SUBDIVISION  
HOMEOWNERS ASSOCIATION, INC.

  
\_\_\_\_\_  
By: Douglas L. Barton  
Its: President

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DIVISION OF REVENUE

**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.**

  
\_\_\_\_\_  
Douglas L. Barton  
Dated: July 9, 2014