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FLORIDA PROFIT/NON PROFIT CORPORATION

Iron Rock Homeowners Association Inc.

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ARTICLES OF INCORPORATION
OF
IRON ROCK HOMEOWNERS ASSOCIATION, INC.
A Florida Not-for-Profit Corporation

ARTICLE I – NAME

This corporation shall be known as IRON ROCK HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "ASSOCIATION." The principal office of the ASSOCIATION shall be located at 120 E. Main Street, Suite A, Pensacola, Florida 32502, but meetings of the members and directors may be held at such places within the State of Florida, County of Escambia, as may be designated by the Board of Directors.

ARTICLE II – REGISTERED OFFICE AND REGISTERED AGENT

The address of the initial registered office is 120 E. Main Street, Suite A, Pensacola, Florida 32502. The Board of Directors may from time to time change the principal office of the ASSOCIATION to any other address in the State of Florida. The name of the initial registered agent is Rodney A. Sutton.

ARTICLE III – PURPOSES AND POWERS

The purpose for which this ASSOCIATION is organized is to create an entity which can provide for maintenance and architectural control of Iron Rock Subdivision (the "Subdivision") and common properties and architectural control of the residential lots within that certain tract of property described as follows, to-wit:

See Exhibit "A".

Together with any and all other property added to the control of the ASSOCIATION by amendment to the Declaration of Covenants, Conditions and Restrictions affecting the above-described property, and to promote the health, safety and welfare of the residents within the Subdivision and to:

a. Exercise all of the powers and privileges and perform all of the duties and obligations of the ASSOCIATION as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "DECLARATION," applicable to the property and recorded in the Public Records of Escambia County, Florida, as same may be amended from time to time as therein provided, said DECLARATION being incorporated herein as if set forth at length;

b. 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

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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;

c. 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;

d. With the assent of two-thirds (2/3) of members, 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;

e. 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 an instrument has been signed by two-thirds (2/3) of the members agreeing to such dedication, sale, or transfer;

f. Participate in mergers and consolidations with other non-profit corporations organized for the same purposes, or annex additional property and Common Area, provided that any such merger, consolidation, or annexation shall have the consent of two-thirds (2/3) of each class of members except that for a period of two years after recording the plat, the Declarant may annex additional property as provided in the DECLARATION;

g. Have and exercise any and all powers, rights and privileges which a corporation not for profit and homeowners' associations organized under the Florida law may now or hereafter have or exercise by law.

ARTICLE IV – QUALIFICATION AND MANNER OF ADMISSION OF MEMBERS

Every person or entity who is a record owner of a lot, either individually or jointly with others which is subject by covenants of record to assessment by the ASSOCIATION, including a contract seller, shall be 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 any lot which is subject to assessment by the ASSOCIATION.

A member, unless acting in the capacity of a duly elected officer of the ASSOCIATION, does not have the authority to act for the ASSOCIATION solely by virtue of being a member.

ARTICLE V – VOTING RIGHTS/TRANSITION OF CONTROL

The ASSOCIATION shall have two classes of voting membership:

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Class A. Class A members shall be all owners, with the exception of the Declarant, and shall be entitled to one (1) vote for each lot owned. When more than one (1) person or entity holds an interest in a lot, then the vote attributable to such lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any lot.

Class B. Class B members shall be the Declarant, as defined in the DECLARATION, who shall be entitled to ten (10) votes for each lot owned, as set forth in the DECLARATION. Class B membership shall cease and be converted to Class A membership on the date when Declarant ceases to own at least 50 lots in the Subdivision.

After Declarant relinquishes control of the ASSOCIATION, Declarant may continue to vote any Declarant-owned lots in the same manner as any other member.

ARTICLE VI – TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VII – INCORPORATOR

The name and address of the Incorporator are Neal B. Nash, 120 E. Main Street, Suite A, Pensacola, Florida 32502.

ARTICLE VIII – BOARD OF DIRECTORS

The business affairs of this ASSOCIATION shall be managed by the Board of Directors, which shall initially consist of three (3) members. The number of Directors may be increased or decreased from time to time as provided in the Bylaws, but shall never be less than three (3) Directors, nor more than seven (7) Directors.

The members of the Board of Directors need not be members of the ASSOCIATION and shall serve for a term as set forth in the Bylaws.

The President of the ASSOCIATION shall at all times be a member of the Board of Directors, and members of the Board of Directors shall be elected and hold office in accordance with the Bylaws.

The names and street addresses of the persons who are to serve as the first Board of Directors of the corporation are:

Neal B. Nash
120 E. Main St
Suite A
Pensacola, Florida 32502

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Rodney A. Sutton
120 E. Main St
Suite A
Pensacola, Florida 32502

Eric J. Nickelsen
120 E. Main St
Suite A
Pensacola, Florida 32502

ARTICLE

The officers of this ASSOCIATION shall be a member of the Board of Directors, and such other officers as the Board of Directors

shall at all times be a Secretary/Treasurer, and such other officers as the Board of Directors shall at all times create.

The initial officers shall be elected at the first meeting of the Board of Directors. Thereafter the officers shall be selected at the annual meeting of the Board of Directors as provided in the Bylaws and each shall hold office until he shall sooner resign or shall be removed or otherwise disqualified to serve. Officers shall serve at the pleasure of the Directors.

ARTICLE X – DISSOLUTION

The ASSOCIATION may be dissolved with the assent given in writing and signed by not less than three-fourths (3/4) of the members. Upon dissolution of the ASSOCIATION, other than incident to a merger or consolidation, the assets of the ASSOCIATION shall 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 acceptance of such dedication is refused, the assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XI – AMENDMENTS

These Articles of Incorporation may be amended by a two-thirds (2/3) vote of the total members at a special meeting of the membership called for that purpose.

Amendments may also be made at a regular meeting of the membership by a two-thirds (2/3) vote of the total members upon notice given, as provided by the Bylaws, of intention to submit such amendments. However, no amendment shall be effective without the written consent of the Declarant until after five (5) years from date of filing these Articles of Incorporation with the Secretary of State, State of Florida.

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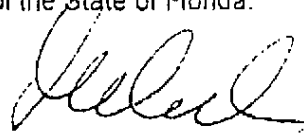
ARTICLE XII – DEFINITIONS

The terms used herein shall have the same definition as set forth in the DECLARATION and the Bylaws.

ARTICLE XIII – FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration and/or the Veterans Administration: Annexation of additional properties (except as provided in the DECLARATION), mergers and consolidations, mortgaging of common area, dedication of common area, and dissolution and amendment of these Articles.

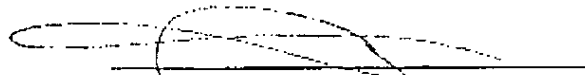
IN WITNESS WHEREOF, I, the undersigned subscribing incorporator, have hereunto set my hand and seal this 25 day of June, 2020, for the purpose of forming this corporation not for profit under the laws of the State of Florida.



Neal B. Nash, Incorporator

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

The foregoing was acknowledged before me this 25 day of June, 2020, by Neal B. Nash, who personally appeared before me and is personally known to me.


Print Name: _____
Notary Public for the State of Florida

[NOTARY SEAL]



ALAN BART BOKMAN
Notary Public, State of Florida
My Comm. Expires Apr. 24, 2023
Commission No. GG304076

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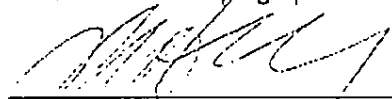
REGISTERED AGENT'S CERTIFICATE

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

IRON ROCK HOMEOWNERS ASSOCIATION, INC., a Florida Corporation Not For Profit, desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, in Pensacola, Escambia County, Florida, has named Rodney A. Sutton, 120 E Main Street, Suite A, Pensacola, Florida 32502, as its agent to accept service of process within this State.

Acknowledgment and Acceptance

Having been named to accept service of process for the above stated corporation (or Association) at the place designated in this Certificate, I hereby accept such designation and agree to comply with the provisions of said Act relative to keeping open said office.



Rodney A. Sutton

Prepared By:
Alan B. Bookman, of
Emmanuel Sheppard & Condon
30 South Spring Street
Pensacola, FL 32502

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EXHIBIT A**Description of the Property****PARCEL 'A'**

BEGINNING AT A 4" SQUARE CONCRETE MONUMENT (LB NO. 6112) AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 31 WEST, THENCE PROCEED SOUTH 88°20'38" EAST ALONG THE NORTH LINE OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 31 WEST FOR A DISTANCE OF 53.32 FEET TO A NON-TANGENT POINT ON THE CURVED WESTERLY RIGHT-OF-WAY (R/W) LINE OF HIGHWAY S-97 (100' PUBLIC R/W), SAID POINT BEING A NON-TANGENT POINT ON A CIRCULAR CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3869.83 FEET; THENCE PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVED R/W LINE FOR A DISTANCE OF 264.60 FEET (DELTA ANGLE = 03°55'03", CHORD DISTANCE = 264.55 FEET; CHORD BEARING = SOUTH 35°54'28" EAST) TO THE SOUTH LINE OF PARCEL 2, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5836 AT PAGE 34 OF THE PUBLIC RECORDS OF THE ESCAMBIA COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY R/W LINE PROCEED NORTH 88°02'07" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 223.19 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID SECTION 35; THENCE DEPARTING SAID SOUTH LINE PROCEED SOUTH 04°00'47" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1099.72 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 35; THENCE DEPARTING SAID EAST LINE PROCEED NORTH 86°33'13" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 1900.92 FEET TO THE EAST LINE OF A 70' WIDE GULF SOUTH PIPELINE PARCEL; THENCE DEPARTING SAID NORTH LINE PROCEED NORTH 39°53'26" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1269.28 FEET; THENCE PROCEED NORTH 47°04'00" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1030.04 FEET; THENCE PROCEED NORTH 46°52'56" WEST ALONG SAID EAST LINE FOR DISTANCE OF 318.48 FEET; THENCE PROCEED NORTH 47°16'44" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 714.43 FEET; THENCE PROCEED NORTH 47°02'26" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 292.00 FEET; THENCE PROCEED NORTH 47°31'23" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 325.64 FEET A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 31 WEST; THENCE DEPARTING SAID EAST LINE PROCEED SOUTH 86°37'33" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 858.84 FEET TO A 1 1/2 INCH DIAMETER IRON PIPE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE DEPARTING SAID NORTH LINE PROCEED NORTH 02°52'28" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 FOR A DISTANCE OF 1309.80 FEET TO A ST. REGIS CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE DEPARTING SAID WEST LINE PROCEED SOUTH 86°51'21" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 FOR A DISTANCE OF 982.13 FEET TO THE WEST LINE OF SAWYERS RIDGE, AS RECORDED IN PLAT BOOK 19 AT PAGES 50 AND 50A OF THE PUBLIC RECORDS OF THE AFORESAID COUNTY; THENCE DEPARTING SAID NORTH LINE PROCEED SOUTH 02°53'54" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 392.91 FEET; THENCE PROCEED SOUTH 39°39'35" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 19.81 FEET; THENCE PROCEED SOUTH 49°11'20" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 77.83 FEET; THENCE PROCEED SOUTH 47°24'18" EAST ALONG SAID WEST

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LINE FOR A DISTANCE OF 64.21 FEET; THENCE PROCEED SOUTH 38°31'16" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 89.48 FEET TO THE SOUTH LINE OF SAID SAWYERS RIDGE; THENCE DEPARTING SAID WEST LINE PROCEED SOUTH 87°02'47" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 193.69 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE AFORESAID SECTION 30; THENCE DEPARTING SAID SOUTH LINE PROCEED SOUTH 02°56'07" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 2081.64 FEET TO A ST. REGIS CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE AFORESAID SECTION 35; THENCE DEPARTING SAID EAST LINE PROCEED SOUTH 86°26'04" EAST ALONG THE NORTH LINE OF SAID SECTION 35 FOR A DISTANCE OF 2650.80 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTIONS 30, 35 & 36 TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 155.04 ACRES MORE OR LESS.

PARCEL 'B'

COMMENCE AT A 4" SQUARE CONCRETE MONUMENT (LB NO. 6112) AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 31 WEST, THENCE PROCEED SOUTH 04°00'47" WEST ALONG THE EAST LINE OF SAID SECTION 35 FOR A DISTANCE OF 1308.40 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF SAID SECTION 35; THENCE DEPARTING SAID EAST LINE PROCEED NORTH 86°33'13" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 1997.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86°33'13" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 1538.50 FEET; THENCE DEPARTING SAID NORTH LINE PROCEED NORTH 66°04'15" WEST FOR A DISTANCE OF 471.79 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE PROCEED NORTH 04°09'14" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 134.92 FEET; THENCE DEPARTING SAID WEST LINE PROCEED NORTH 86°33'13" WEST FOR A DISTANCE OF 362.82 FEET; THENCE PROCEED NORTH 66°04'15" WEST FOR A DISTANCE OF 1017.86 FEET TO THE WEST LINE OF SAID SECTION 35; THENCE PROCEED NORTH 03°43'59" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 661.89 FEET TO A LIGHT WOOD STAKE AT THE NORTHWEST CORNER OF SAID SECTION 35 ALSO BEING THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 31 WEST; THENCE DEPARTING SAID WEST LINE PROCEED NORTH 26°03'32" EAST FOR A DISTANCE OF 748.68 FEET; THENCE PROCEED NORTH 00°21'33" EAST FOR A DISTANCE OF 271.58 FEET; THENCE PROCEED NORTH 70°39'25" EAST FOR A DISTANCE OF 273.65 FEET; THENCE PROCEED NORTH 43°30'53" EAST FOR A DISTANCE OF 64.74 FEET TO WEST LINE OF THE 70' WIDE GULF SOUTH PIPELINE PARCEL; THENCE PROCEED SOUTH 47°31'23" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 112.03 FEET; THENCE PROCEED SOUTH 47°02'26" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 291.86 FEET; THENCE PROCEED SOUTH 47°16'44" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 714.34 FEET; THENCE PROCEED SOUTH 46°52'56" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 318.35 FEET; THENCE PROCEED SOUTH 47°04'00" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1025.76 FEET; THENCE PROCEED SOUTH 39°53'26" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1198.84 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTIONS 30 & 35 TOWNSHIP 1 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 92.87 ACRES MORE OR LESS.

TOGETHER WITH ALL FUTURE PHASES OF IRON ROCK SUBDIVISION.
LESS AND EXCEPT ALL WETLAND PARCELS OF IRON ROCK SUBDIVISION