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SECRETARY OF STATE
TALLAHASSEE, FLORIDA
AD TALLAHASSEE, FL

COVER LETTER

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

SUBJECT: OAKLAND PROPERTY OWNERS' ASSOCIATION, INC.

(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: STACY SMALL (SMITH THOMPSON SHAW)

Name (Printed or typed)

3520 THOMASVILLE ROAD - 4TH FLOOR

Address

TALLAHASSEE, FL 32309

City, State & Zip

850-893-4105

Daytime Telephone number

E-mail address: (to be used for future annual report notification)

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

ARTICLES OF INCORPORATION
OF
OAKLAND PROPERTY OWNERS'
ASSOCIATION, INC.

I

The name of the corporation shall be **OAKLAND PROPERTY OWNERS' ASSOCIATION, INC.**

II

The duration of the corporation shall be perpetual.

III

The purpose for which the corporation is organized is to provide for the preservation of the values, amenities, attractiveness and desirability of real property known as **OAKLAND** located in Leon County Florida including but not limited to the maintenance of the stormwater management facility located on the property.

IV

The principal office of the corporation shall be located at 118 North Monroe Street.
Tallahassee, FL 32301.

V

The initial board of directors shall be three in number. Their names and addresses are as follows:

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TALLAHASSEE, FL

Hadi Boulos	118 North Monroe Street Tallahassee, FL 32301
M'Lea Davis	118 North Monroe Street Tallahassee, FL 32301
Leanne Avant	118 North Monroe Street Tallahassee, FL 32301

VI

The manner of election of directors is referred to in the Bylaws.

VII

The name and address of the incorporator is Hadi Boulos, 118 North Monroe Street, Tallahassee, FL 32301.

VIII

The name of the initial registered agent of the corporation is **SUSAN S. THOMPSON**.

IX

Every person that is a record owner of a lot in **OAKLAND** shall be a member of the Association. Membership is appurtenant to and may not be separated from ownership of any lot.

X

In the event of dissolution of the corporation, the assets shall be dedicated to a public body or conveyed to a non-profit organization with similar purposes.

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TALLAHASSEE, FL


XI

As long as there is Class B membership, the following actions will require the prior approval of FHA or VA: annexation of additional properties, mergers and consolidations, mortgaging of common area, dedication of common area, dissolution and amendment of these articles.

XII

The Articles may be amended by the vote of at least 2/3 of the members.

DATED this 25th day of January, 2022.


HADI BOULOS

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT WITH WHOM PROCESS MAY BE SERVED.

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

First—that **OAKLAND PROPERTY OWNERS' ASSOCIATION, INC.** desiring to organize under the laws of the State of Florida with its principal office indicated in the articles of incorporation in the City of Tallahassee, County of Leon, State of Florida, has named **Susan S. Thompson, 3520 Thomasville Road, 4th Floor, Tallahassee, FL 32309** as its agent to accept service of process within this state.

ACKNOWLEDGEMENT

Having been named to accept service of process for the above corporation, at the place designated in this certificate, I hereby accept to act in this capacity and agree to comply with the provision of said Act relative to being available at said location.



SUSAN S. THOMPSON

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