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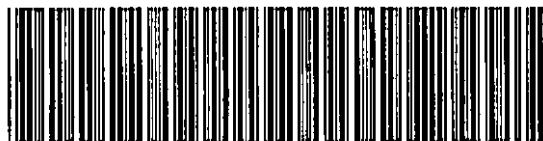
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## COVER LETTER

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

**SUBJECT:** GAME FARM HOMEOWNER'S 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:** Lauretta J. Pippin  
Name (Printed or typed)

1022 W. 23rd Street, Suite 300  
Address

Panama City, FL 32405  
City, State & Zip

(850) 769-8981  
Daytime Telephone number

laura.pippin@royalamerican.com  
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**  
**GAME FARM HOMEOWNER'S ASSOCIATION, INC.**

The undersigned, acting as incorporator of a corporation pursuant to Chapter 617, Florida Statutes, adopts the following Articles of Incorporation for such corporation:

ARTICLE I - NAME

The name of the corporation shall be Game Farm Homeowner's Association, Inc. The principal address of the corporation at the time of incorporation is 1022 West 23<sup>rd</sup> Street, Suite 300, Panama City, Florida 32405.

ARTICLE II - DURATION

The duration of this corporation shall commence upon the filing of these Articles of incorporation with the Secretary of State. The Association shall exist in perpetuity.

ARTICLE III - PURPOSE

A. The specific and primary purpose for which this corporation is organized is to enforce restrictive covenants in a subdivision known as Game Farm and to maintain the common areas.

B. The Association shall levy and collect adequate assessments against members of the Association for the cost of desirable capital improvements, repairs and maintenance of common areas.

C. This corporation is formed and shall be operated exclusively for the benefit of the members of the corporation and for non profit purposes. No part of the net earnings shall inure to the benefit of any member, trustee, or officer of the corporation except as provided by law.

D. This corporation shall have and exercise all power conferred upon non profit corporations under the laws of the State of Florida generally, and specifically as provided in Chapters 617 and 720 of the Florida Statutes.

ARTICLE IV - QUALIFICATION and ADMISSION OF MEMBERS

The members of this corporation, their qualifications and manner of admission, the property, voting and other rights and privileges of members, the liability of members for dues

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and/or assessments and the method of collection thereof, and the termination and transfer of membership shall be by ownership of a lot within the Game Farm subdivision.

#### ARTICLE V - REGISTERED OFFICE AND REGISTERED AGENT

The street address of the corporation's initial registered office is 1022 West 23<sup>rd</sup> Street, Suite 300, Panama City, Florida 32405 and the name of the corporation's initial registered agent at such address is Lauretta J. Pippin.

#### ARTICLE VI - FIRST BOARD OF DIRECTORS

The following persons shall serve the corporation as directors until the first annual meeting or other meeting called to elect directors:

John W. Lewis  
1022 W. 23<sup>rd</sup> Street, Suite 400  
Panama City, FL 32405

Robert F. Henry, III  
1022 W. 23<sup>rd</sup> Street, Suite 400  
Panama City, FL 32405

Misty L. Kent  
1022 W. 23<sup>rd</sup> Street, Suite 400  
Panama City, FL 32405

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TALLAHASSEE, FLORIDA

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#### ARTICLE VII – BASIS UNDER WHICH CORPORATION IS ORGANIZED

This corporation is organized under a non stock basis. The corporation is a not-for-profit corporation as defined by the Florida Not For Profit Corporation Act in Section 617.01 of the Florida Statutes. As such, it is not organized for the pecuniary gain or profit of, and its net earnings nor any part thereof is distributable to its members, directors, officers or other private persons except as specifically permitted under the provisions of the Florida Not For Profit Corporation Act.

#### ARTICLE VIII MANAGEMENT OF CORPORATE AFFAIRS

A. Board of Directors: The powers of this corporation shall be exercised, its properties controlled and its affairs conducted by a Board of Directors of not less than three (3) directors. The number of directors provided for in these Articles of Incorporation may be changed by a By-Law adopted by the members entitled to vote.

B. Election of Directors: The method of electing directors shall be as set forth in the By-Laws.

C. Elective Officers: The officers of the corporation shall be a President, a Vice-President, a Secretary, and a Treasurer. Other offices and officers may be established or appointed by the members of this corporation at any regular annual meeting or any special meeting of members called for such purpose. The qualifications, the time and manner of electing or appointing, the duties of, the terms of office and the manner of removing officers shall be set forth in the By-Laws.

D. Standing Committees: This Corporation shall have the authority to establish standing committees in the manner as provided for in the By-Laws. The powers and duties of the standing committees shall be specified in the By-Laws.

#### ARTICLE IX - INCORPORATOR

The name and address of the initial incorporator is as follows: Lauretta J. Phipps, 122 West 23rd Street, Suite 300, Panama City, Florida 32405.

#### ARTICLE X - BY-LAWS

By-Laws will be hereafter adopted at the first meeting of the Board of Directors. Such By-Laws may be amended, repealed, in whole or in part, by the members in the manner provided in the By-Laws. Any amendments to the By-Laws shall be binding on all members of the corporation.

#### ARTICLE XI - AMENDMENT OF ARTICLES

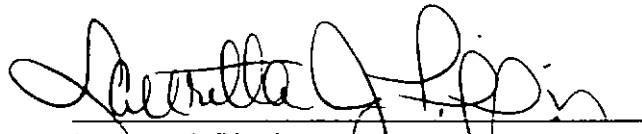
Amendments to these Articles of Incorporation may be proposed by a resolution adopted by the Board of Directors and presented to a quorum of the voting members for their vote. Amendments may be adopted by a vote of at least two-thirds of a quorum of the voting members of the corporation.

#### ARTICLE XII - DISTRIBUTION ON DISSOLUTION

In the event of dissolution, the residual assets of the corporation will be turned over to one or more organizations which themselves are exempt as organizations described in sections 501(c)(3) or 170(c)(2) of the Internal Revenue Code of 1986 or corresponding sections of such Code as subsequently amended, or to the federal, state or local government to be used exclusively for public purposes.

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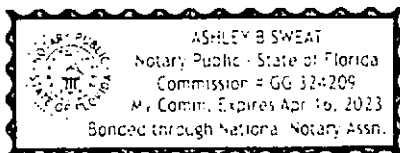
IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on the 2<sup>nd</sup> day of August, 2022.

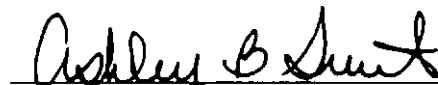
  
Laurretta J. Pippin

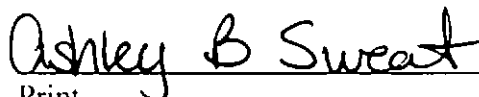
**STATE OF FLORIDA  
COUNTY OF BAY**

BEFORE ME, the undersigned authority, this day personally appeared Laurretta J. Pippin to me well known and known to me to be the individual described in and who executed the foregoing Articles of Incorporation, and acknowledged before me that he executed the same for the purposes therein expressed.

WITNESS my hand and seal in the state and county aforesaid this 2<sup>nd</sup> day of August, 2022.



  
Notary Public Sign

  
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STATE OF FLORIDA  
TALLAHASSEE COUNTY

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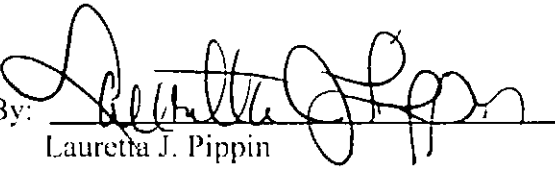
**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED**

In pursuance of Chapter 617.0501, Florida Statutes, the following is submitted in compliance with said act.

First, that Game Farm Homeowner's Association, Inc., desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, at 1022 West 23rd Street, Suite 300, Panama City, Florida 32405, has named Laurretta J. Pippin, located at 1022 West 23rd Street, Suite 300, Panama City, Florida 32405, as its agent to accept services of process within this state.

**ACKNOWLEDGMENT**

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said Act relative to keeping open said office.

By:   
Laurretta J. Pippin  
Registered Agent

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TALLAHASSEE, FLORIDA

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