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FLORIDA PROFIT/NON PROFIT CORPORATION

The Ransley Station Owners Association, Inc.

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**ARTICLES OF INCORPORATION OF
THE RANSLEY STATION OWNERS
ASSOCIATION, INC.
A NON-PROFIT CORPORATION**

The undersigned, with other persons being desirous of forming a nonprofit corporation, under the provisions of Chapter 617 of the Florida Statutes, hereby submits the following:

ARTICLE I – NAME

The name of the corporation is:

The Ransley Station Owners Association, Inc.

The address of the principal office of this corporation shall be 41 N. Jefferson Street, 4th Floor, Pensacola, Florida 32502, and the mailing address of the corporation shall be the same.

ARTICLE II – NATURE OF BUSINESS

The corporation may engage in or transfer in any or all lawful activities or business permitted under the laws of the United States, the State of Florida or any other state country, territory or nation. The purpose for which the Corporation is organized is to serve as property owner's association for the mixed-use real estate project known as *Ransley Station*, and located in Pensacola, Florida. The corporation shall have all the powers set forth in Section 617.0302 of the Florida Statutes, as the same may be amended from time to time. The corporation shall also have the authority to accept future phases of land into the corporation.

ARTICLE III MANNER OF ELECTION OF OFFICERS AND DIRECTORS

The Board shall be elected or appointed pursuant to the terms set forth in the Declaration of Covenants, Conditions and Restrictions for Ransley Station and the Bylaws of the corporation.

ARTICLE IV INCORPORATOR

The name and address of the incorporator of these Articles is:

William H. Mitchem
c/o Beggs & Lane, R.L.P.
501 Commendancia Street
Pensacola, Florida 32502

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ARTICLE V TERM OF EXISTENCE

This corporation is to exist perpetually.

ARTICLE VI REGISTERED AGENT

The initial registered agent of the corporation shall be William H. Mitchem and the street address of the initial registered office of the corporation shall be 501 Commendencia Street, Pensacola, Florida 32502.

ARTICLE VII OFFICERS AND DIRECTORS

The names and street addresses of the initial Officers and Directors are:

Chad C. Henderson
41 N. Jefferson Street, 4th Floor
Pensacola, Florida 32502

President/Director

Robert Alexander Stacy
41 N. Jefferson Street, 4th Floor
Pensacola, Florida 32502

Vice-President/Director

O. McIntosh Belsinger, Jr.
41 N. Jefferson Street, 4th Floor
Pensacola, Florida 32502

Secretary-Treasurer/Director

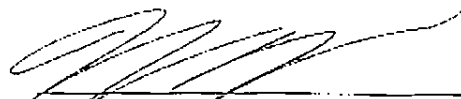
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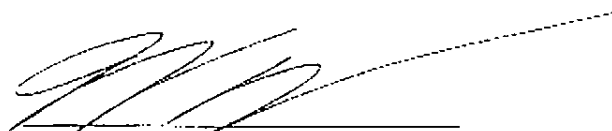
The undersigned, William H. Mitchem, hereby submits the forgoing articles on this
12th day of December, 2022.


William H. Mitchem

ACCEPTANCE OF REGISTERED AGENT DESIGNATED
IN ARTICLES OF INCORPORATION

The Ransley Station Owners Association, Inc.

William H. Mitchem, having a business address of 501 Commendencia Street, Pensacola, Florida 32502, and having been designated as the Registered Agent in the above and foregoing Articles, is familiar with and accepts the obligations of the position of Registered Agent under Chapter 617, Florida Statutes.


William H. Mitchem

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