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(Requestor's Name)

(Address)

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(City/State/Zip/Phone #)

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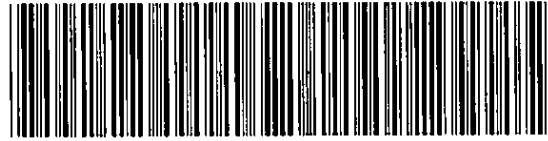
(Business Entity Name)

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JAN - 4 2023

SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
23 JAN - 4 PM 5:48

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2023 JAN - 4 AM 10:12

## COVER LETTER

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

**SUBJECT:** FRONT PORCH FARMS HOMEOWNERS' 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  
FRONT PORCH FARMS HOMEOWNERS'  
ASSOCIATION, INC.**

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
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**I**

The name of the corporation shall be **FRONT PORCH FARMS HOMEOWNERS' 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 **FRONT PORCH FARMS** located in Range-1 East, Leon County Florida being more particularly described as follows:

**COMMENCE** at a Concrete Monument marking the Northwest Corner of Section 23, Township-2-North, Range-1-East, Leon County, Florida, and run thence North 88 degrees 46 minutes 20 seconds East along the North boundary of said Section 23 a distance of 2565.01 feet, thence South 779.87 feet to the **POINT OF BEGINNING**. From said **POINT OF BEGINNING** continue thence South 991.84 feet to the North Right-of-Way Boundary of Bradfordville Road; Thence North 85 degrees 01 minutes 26 seconds West along said Right-of-Way Boundary a distance of 794.34 feet; Thence leaving said Right-of-Way Boundary and run thence North 15 degrees 53 minutes 09 seconds East 719.92 feet; Thence North 00 degrees 03 minutes 51 seconds East 230.51 feet; Thence East 594.03 feet to the **POINT OF BEGINNING**. Containing 14.79 acres more or less.

#### IV

The principal office of the corporation shall be located at 1307 Hidden Timbers Place, Tallahassee, FL 32312.

#### V

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

|                       |  |
|-----------------------|--|
| Russell L. Cotton     | 1307 Hidden Timbers Place<br>Tallahassee, FL 32312 |
| Tammy B. Cotton       | 1307 Hidden Timbers Place<br>Tallahassee, FL 32312 |
| Angela M. Del Vecchio | 2235 Ten Oaks Drive<br>Tallahassee, FL 32312       |

#### VI

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

#### VII

The name and address of the incorporator is Russell Cotton, 1307 Hidden Timbers Place, Tallahassee, FL 32312.

#### VIII

The name of the initial registered agent of the corporation is **RUSSELL L. COTTON.**

#### IX

Every person that is a record owner of a lot in **FRONT PORCH FARMS** 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.

**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 4<sup>th</sup> day of January, 2023.

  
\_\_\_\_\_  
RUSSELL L. COTTON

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CLERK OF SUPERIOR COURT  
DIVISION OF RECORDS  
23 JAN -4 PM 5:48

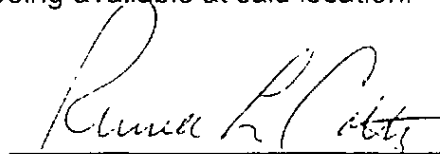
**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT WITH WHOM PROCESS MAY BE SERVED.**

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

First—that **FRONT PORCH FARMS HOMEOWNERS' 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 **Russell L. Cotton, 1307 Hidden Timbers Place, Tallahassee, FL 32312** 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.

  
\_\_\_\_\_  
**RUSSELL L. COTTON**

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DIVISION OF CORPORATIONS  
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