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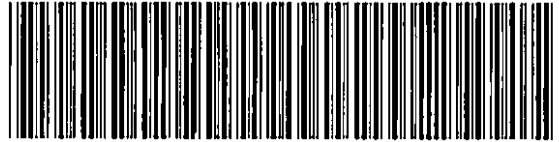
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COVER LETTER

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

SUBJECT: THE FLOWERS SUBDIVISION PHASEA 2,3,4,5,6,7 & 8 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: 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

benboynton.srdc@gmail.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
THE FLOWERS SUBDIVISION PHASES 2,3,4,5,6,7 & 8
PROPERTY OWNERS ASSOCIATION, INC.

I, the undersigned, acting as incorporator of a nonprofit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation (hereinafter called the Association) is THE FLOWERS SUBDIVISION PHASES 2,3,4,5,6,7 & 8 PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE II

The owners of property in THE FLOWERS SUBDIVISION PHASES 2,3,4,5,6,7 & 8 shall be members of this Association. The legal description of the property composing THE FLOWERS SUBDIVISION PHASES 2,3,4,5,6,7 & 8 is described in Exhibit "A".

The specific primary purposes for which the Association is formed are to provide for maintenance of easements and common areas and architectural control of buildings on the residence lots within the THE FLOWERS SUBDIVISION. Generally, the Association's purpose is to promote the health, safety, and welfare of the residents within the Association.

In furtherance of the specific and general purposes, the Association shall have power to:

(a) Perform all of the duties and obligations of the Association as set forth in restrictive covenants applicable to the Association:

(b) Affix, levy, collect and enforce payment by any lawful means of, all charges and assessments pursuant to the terms of the applicable restrictive covenants; and pay all

expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association;

(c) Acquire (by gift, purchase, or otherwise), own, hold and improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of, real and personal property in connection with the affairs of the Association;

(d) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes; or annex additional residential property or common areas, provided that any merger, consolidation or annexation shall have the assent by vote or written instrument of one-half (½) of each class of members;

(e) Have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the restrictive covenants, and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE III

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is within the property described in Exhibit "A", but excluding persons or entities holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot.

ARTICLE IV

The period of duration of the Association shall be perpetual.

ARTICLE V

The address of the principal office of the Association, and the name of the registered agent at such address, is:

BEN C. BOYNTON
2735 Miller Landing Road
Tallahassee, FL 32312

ARTICLE VI

The affairs of the Association shall be managed by a board of directors, a president and vice president, who shall at all times be members of the board of directors, and a secretary and treasurer. Such officers shall be elected at the first meeting of the board of directors following each annual meeting of members. Directors shall be elected according to the Bylaws.

The names of the officers who are to serve until the first election are:

BEN C. BOYNTON	President
LAURA BOYNTON	Vice-President
ANNE R. BOYNTON	Secretary/Treasurer

ARTICLE VII

The number of persons constituting the first board of directors of the Association shall be three (3), and the names and addresses of the persons who shall serve as directors until the first election are:

BEN C. BOYNTON
2735 Miller Landing Road
Tallahassee, FL 32312

LAURA BOYNTON
2735 Miller Landing Road
Tallahassee, FL 32312

ANNE R. BOYNTON
2735 Miller Landing Road
Tallahassee, FL 32312

ARTICLE VIII

The Architectural Control Committee for THE FLOWERS SUBDIVISION PHASES 2,3,4,5,6,7 & 8 shall consist of three (3) or more members. The names and addresses of the persons who shall serve as members are:

BEN C. BOYNTON
2735 Miller Landing Road
Tallahassee, FL 32312

LAURA BOYNTON
2735 Miller Landing Road
Tallahassee, Florida 32312

WILL C. BOYNTON
2735 Miller Landing Road
Tallahassee, Florida 32312

ARTICLE IX

The Bylaws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of two—thirds (2/3) of each class of members existing at the time of and present at such meeting except that the initial Bylaws of the Association shall be made and adopted by the board of directors.

ARTICLE X

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association or at any special meeting duly called and held for such purpose, on the affirmative vote of a majority of each class of members existing at the time of, and present at such meeting or voting by proxy.

ARTICLE XI

The Association shall have two (2) classes of voting members as follows:

Class A — Class A members shall be all owners of property within the Association with the exception of Declarant, and shall be entitled to one (1) vote for each unit

owned as defined in the restrictive covenants. When more than one (1) person holds an interest in any lot, all such persons shall be members. The vote or votes for such lot shall be exercised as such members may determine among themselves.

Class B — The Class B member shall be the Declarant, as such term is defined in the Declaration of Restrictive Covenants of THE FLOWERS SUBDIVISION PHASES 2,3,4,5,6,7 & 8, who shall be entitled to three (3) votes for each lot within the Association owned by Declarant. The Class B membership shall cease and be converted to Class A membership as provided in the Declaration of Restrictive Covenants of THE FLOWERS SUBDIVISION PHASES 2,3,4,5,6,7 & 8.

ARTICLE XII

On dissolution, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization organized and operated for such similar purposes.

ARTICLE XIII

Incorporator: Ben C. Boynton
2735 Miller Landing Rd.
Tallahassee, Fl. 32312


Incorporator

I, Ben C. Boynton, accept my position as registered agent.


Registered Agent

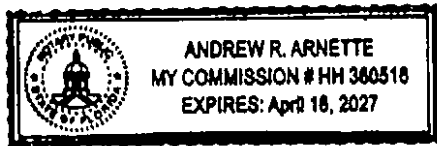
These Articles of Incorporation have amended those Articles of Incorporation filed on November 23, 2005 with the State of Florida (#105A00068961).


EXECUTED this 25 day September 2023
~~July 2022~~

WITNESSES:
STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME, the undersigned authority, personally appeared BEN C. BOYNTON, who, first being duly sworn by me, and to me well known to be the individual described in the foregoing Articles of Incorporation, acknowledged to and before me that he executed the same for the purposes expressed therein.

WITNESS my hand and official seal on this 25 day of September 2023,
~~2022.~~





NOTARY PUBLIC
My Commission Expires

2023 : 2 : 5 : 42

EXHIBIT "A"

COMMENCE AT A U.S. GOVERNMENT CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WAKULLA COUNTY, FLORIDA, AND THENCE RUN SOUTH 00 DEGREES 21 MINUTES 17 SECONDS WEST 90.56 FEET TO A CONCRETE MONUMENT FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE RUN NORTH 89 DEGREES 40 MINUTES 51 SECONDS WEST 2550.83 FEET TO A ST. JOE PAPER COMPANY CONCRETE MONUMENT ON THE WEST BOUNDARY OF SAID SECTION 31, THENCE RUN NORTH 00 DEGREES 35 MINUTES 07 SECONDS WEST ALONG SAID WEST BOUNDARY 1205.85 FEET TO A U.S. GOVERNMENT CONCRETE MONUMENT ON THE EAST BOUNDARY OF A 100.00 FOOT POWERLINE EASEMENT, THENCE RUN NORTH 00 DEGREES 28 MINUTES 22 SECONDS EAST ALONG SAID WEST BOUNDARY AND ALONG SAID POWERLINE EASEMENT 1847.38 FEET, THENCE RUN NORTH 12 DEGREES 32 MINUTES 44 SECONDS EAST ALONG SAID POWERLINE EASEMENT 592.14 FEET, THENCE RUN NORTH 00 DEGREES 04 MINUTES 58 SECONDS WEST ALONG SAID POWERLINE EASEMENT 66.73 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 267, THENCE RUN SOUTH 54 DEGREES 32 MINUTES 43 SECONDS EAST ALONG SAID RIGHT-OF-WAY BOUNDARY 4829.25 FEET, THENCE RUN SOUTH 35 DEGREES 27 MINUTES 17 SECONDS WEST 491.60 FEET, THENCE RUN SOUTH 26 DEGREES 05 MINUTES 59 SECONDS EAST 2023.88 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF WOODRICH ROAD, THENCE RUN NORTH 89 DEGREES 23 MINUTES 01 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY 1468.73 FEET TO A ST. JOE PAPER COMPANY CONCRETE MONUMENT LYING ON THE EASTERLY BOUNDARY LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 1 WEST, THENCE RUN NORTH 00 DEGREES 02 MINUTES 33 SECONDS WEST 52.59 FEET TO A U.S. GOVERNMENT CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, THENCE RUN NORTH 89 DEGREES 42 MINUTES 30 SECONDS WEST 659.15 FEET TO A U.S. GOVERNMENT CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6, THENCE RUN NORTH 00 DEGREES 22 MINUTES 44 SECONDS EAST ALONG THE EASTERLY BOUNDARY LINE OF THE WEST HALF OF SAID SECTION 31 FOR A DISTANCE OF 1235.44 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

ALL OF THE PLAT OF THE FLOWERS, PHASE 1, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 49 TO 52, PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED BY RECENT SURVEY AS FOLLOWS: