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385-0070

OFFICE USE ONLY

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. Shumrock Plaza Homeowners Association Inc  
(Corporation Name) (Document #)
2. \_\_\_\_\_  
(Corporation Name) (Document #)
3. \_\_\_\_\_  
(Corporation Name) (Document #)
4. \_\_\_\_\_  
(Corporation Name) (Document #)

- ☐ Walk in ☐ Pick up time 12:00 noon ☐ Certified Copy  
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS	
<input checked="" type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

F. CRESSER FEB 8 1995

Examiner's Initials

ARTICLES OF INCORPORATION  
OF  
SHAMROCK PLAZA  
HOMEOWNERS ASSOCIATION, INC.

FILED  
1995 FEB -7 PM 7:09  
SECRET  
TALLAHASSEE

The undersigned, acting as incorporator of a non-profit corporation under Chapter 617 of the Florida Statutes, does hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation (hereinafter called the Association) is SHAMROCK PLAZA HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

The owners of property in SHAMROCK PLAZA and such other owners of property as may later be annexed into the subdivision known as SHAMROCK PLAZA shall be members of this Association. The legal description of the property currently composing SHAMROCK PLAZA is described in Exhibit "A" attached hereto.

The specific primary purpose for which the Association is formed is to provide for maintenance of any common areas within the subdivision. Generally, the Association's purpose is to promote the health, safety, and welfare of the residents within the subdivision.

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 subdivision;

(b) Affix, levy and 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 two-thirds (2/3) of the votes of the Association;

(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 unit 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 unit.

#### 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:

MEHRDAD GHAVINI  
5028 Tennessee Capital Blvd.  
Tallahassee, FL 32303

#### 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. The method of election of the directors shall be as stated in the Bylaws.

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

HOSSEIN GHAZVINI	-	President
BEHZAD GHAZVINI	-	Vice-President
MEHRAN GHAZVINI	-	Vice-President
MOHAMMAD-SAEED YAZDANI	-	Vice-President
ROOZBEH YAZDANI	-	Vice-President
MEHRDAD GHAZVINI	-	Secretary/Treasurer

#### ARTICLE VII

The number of persons constituting the first board of directors of the Association shall be six (6), and the names and addresses of the persons who shall serve as directors until the first election are:

HOSSEIN GHAZVINI  
5028 Tennessee Capital Blvd.  
Tallahassee, FL 32303

MEHRDAD GHAZVINI  
5028 Tennessee Capital Blvd.  
Tallahassee, FL 32303

BEHZAD GHAZVINI  
5028 Tennessee Capital Blvd.  
Tallahassee, FL 32303

MEHRAN GHAZVINI  
5028 Tennessee Capital Blvd.  
Tallahassee, FL 32303

MOHAMMAD-SAEED YAZDANI  
5028 Tennessee Capital Blvd.  
Tallahassee, FL 32303

ROOZBEH YAZDANI  
5028 Tennessee Capital Blvd.  
Tallahassee, FL 32303

#### ARTICLE VIII

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 a majority 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 directors.

#### ARTICLE IX

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 two-thirds (2/3) of each class of members existing at the time of, and present at such meeting.

#### ARTICLE X

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 subdivision 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 unit, all such persons shall be members. The vote or votes for such unit 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 SHAMROCK PLAZA who shall be entitled to two (2) votes for each unit within the subdivision owned by Declarant to be constructed as shown on the approved preliminary plat of the property. The Class B membership shall cease and be converted to Class A membership as provided in the Restrictive Covenants of SHAMROCK PLAZA.

ARTICLE XI

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 XII

Notwithstanding any other provision of these Articles to the contrary, so long as Class B membership exists, the following actions shall require the prior approval of the Federal Housing Authority and the Veterans Administration: annexation of any additional property, mergers or consolidations, mortgaging of common areas, dedication of common areas to public use, dissolution, or amendment of the Articles of Incorporation.

EXECUTED this 1<sup>st</sup> day of January, 1995.

INCORPORATOR:

SHAMROCK PLAZA, INC.

By: 

HOSSEIN GHAZVINI,  
Its President

GARDNER, SHELFER, DUGGAR  
& BIST, P.A.  
Attorneys for Association  
1300 Thomaswood Drive  
Tallahassee, FL 32312  
(904) 385-0070

STATE OF FLORIDA,  
COUNTY OF LEON.

BEFORE ME, the undersigned authority, personally appeared  
HOSSEIN GHAZVINI, in his capacity as President of SHAMROCK PLAZA,  
INC., a Florida corporation, 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 1<sup>st</sup> day of  
January, 1995.

72661-1-1  
NOTARY PUBLIC

My Commission Expires:



F. MICHAEL DIMITROFF  
MY COMMISSION # CC323791 EX  
October 22, 1997  
BONDED THRU TROY FAIR INSURANCE



F. MICHAEL DIMITROFF  
MY COMMISSION # CC323791 EXPIRES  
October 22, 1997  
BONDED THRU TROY FAIR INSURANCE, INC.



**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the Registered Office/Registered Agent, in the State of Florida:

1. The name of the corporation ("Association") is  
SHAMROCK PLAZA HOMEOWNERS ASSOCIATION, INC.

2. The name and address of the Registered Agent and principal office is:

MEHRDAD GHAZVINI  
5028 Tennessee Capital Blvd.  
Tallahassee, FL 32303


DATED this 6<sup>th</sup> day of January, 1995.

SHAMROCK PLAZA HOMEOWNERS  
ASSOCIATION, INC.

By: 

HOSSEIN GHAZVINI,  
Its President

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

  
MEHRDAD GHAZVINI

DATED: January, 1995

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## LEGAL DESCRIPTION

BEGIN at a concrete monument marking the Southwest corner of Lot 33, Block "W", of KILLEARN ESTATES UNIT No. 7, a subdivision as per map or plat thereof, recorded in Plat Book 5, Page 24 of the Public Records of Leon County, Florida, and run thence North 89 degrees 38 minutes 44 seconds East 369.19 feet to a concrete monument, thence North 09 degrees 38 minutes 30 seconds East (Bearing Bago) along a line 40 feet Westerly of and parallel to the centerline of Centerville road a distance of 723.40 feet, thence run North 80 degrees 17 minutes 50 seconds West 124.81 feet to a concrete monument on the Easterly right of way of Cagney Drive (50' wide), thence run South 09 degrees 40 minutes 17 seconds West along said Easterly right of way 114.17 feet to a concrete monument, thence run North 80 degrees 19 minutes 43 seconds West 50.00 feet to a concrete monument on the Westerly right of way of said Cagney Drive, said point being on a curve concave to the Westerly, thence run Southerly along said right of way curve having a radius of 702.85 feet through a central angle of 02 degrees 50 minutes 41 seconds for an arc distance of 34.90 feet (the chord of said arc bears South 11 degrees 05 minutes 37 seconds West 34.89 feet) to an iron rod (#732), thence run North 66 degrees 54 minutes 45 seconds West 127.69 feet, thence South 89 degrees 30 minutes 28 seconds West 178.85 feet to a concrete monument (#1254) on the Easterly boundary of Block "W", of the aforesaid KILLEARN ESTATES UNIT No. 7, thence South 00 degrees 22 minutes 15 seconds East 646.66 feet to the POINT OF BEGINNING, containing 6.46 acres, more or less, and being also described as the following 10 proposed lots.

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EXHIBIT "A"