

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

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95 FEB 20 PM 4:40
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T. BROWN FEB 21 1995

ARTICLES OF INCORPORATION

OF

TIGER TRACE HOMEOWNERS ASSOCIATION OF GULF BREEZE, INC.

FILED
95 FEB 20 AM 10:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapter 617 of the Florida Statutes, the undersigned, all of whom are residents of the State of Florida, and all of whom are of full age, have this day voluntarily associated themselves together for the purposes of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is TIGER TRACE HOMEOWNERS ASSOCIATION OF GULF BREEZE, a Florida corporation not for profit, hereafter called the "ASSOCIATION".

ARTICLE II

The principal office of the Association is located at 8680 Scenic Highway, Box 18, Pensacola, Florida 32514.

ARTICLE III - PURPOSE

No part of the net earnings of this corporation shall inure to the benefit of any individual or member. The corporation shall not carry on propaganda, or otherwise act to influence legislation.

The general nature of the objects and purposes of this corporation shall be to utilize the assessments levied by the Association exclusively to promote the health, safety and welfare of the residents of the Properties and for the improvement and maintenance of the Common Area and specifically: for maintenance of the subdivision entrance; maintenance of the road right-of-way landscaping;

maintenance of any island landscaping; maintenance of the subdivision entrance sign, lighting, water pump, the Gatehouse located in the entrance roadway, the entrance roadway, retention ponds located within the subdivision, the subdivision sprinkler system, electric meter, and landscaping at the entrance of Tiger Trace Subdivision along that portion of Highway 98, which abuts Tiger Trace Subdivision, and throughout the Tiger Trace Subdivision; the payment of the electric power bills for the operation of the sprinkler system and the lighting at the entrance to the subdivision and any lighting on any islands throughout the subdivision, if any; and any other street lighting throughout Tiger Trace Subdivision; and the payment of the water bills for the sprinkler systems.

Furthermore, the corporation shall have and exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE IV - MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee simple interest in any lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from the ownership of any parcel which is subject to assessment by the Association.

ARTICLE V - VOTING RIGHTS

The Association shall have two classes of voting membership.

CLASS A. Class A members shall be all those owners as defined in Article IV with the exception of Class B members. Class A members shall be entitled to one vote for each Lot in which they hold the interest required for membership per Article IV. When more than one person holds such interest or interests in any Lot all such persons shall be members, and the votes for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such Lot.

CLASS B. Class B members shall be the Developer. The Class B member shall be entitled to three votes for each Lot in which it holds the interest required for membership per Article V, provided that the Class B membership shall cease and become converted to Class A membership on the happening of any of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(b) four (4) months after seventy-five percent (75%) of the lots in the subdivision have been conveyed by the developer; or

(c) three (3) years from the date of conveyance of the first lot by developer.

From and after the happening of these events, whichever occurs earlier, the Class B member shall be deemed to be a Class A member entitled to one vote for each Lot in which it holds the interests required for membership under Article V.

ARTICLE VI BOARD OF DIRECTORS AND OFFICERS

The affairs of this Corporation shall be managed by a Board of three (3) Directors, who need not

be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who act in the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Leonard G. Jernigan	8680 Scenic Highway, Box 18 Pensacola, Florida 32514
Raymond C. Lemon	4202 Brittany Court Pensacola, Florida 32504
Patricia A. Lemon	4202 Brittany Court Pensacola, Florida 32504

At the first annual meeting the members shall elect one director for a term of one year, one director for a term of two years and one director for a term of three years; and at each annual meeting thereafter the members shall elect such directors as required to fill expiring terms.

The officers of the corporation shall be a President, Vice-President, a Secretary and a Treasurer, together with such other officers as may be provided in the By-Laws.

The names of the persons who are to serve as officers of the Corporation until the first meeting of the Board of Directors are:

PRESIDENT	Leonard G. Jernigan
VICE-PRESIDENT	Raymond C. Lemon
SECRETARY/TREASURER	Patricia A. Lemon

ARTICLES VII - BY-LAWS

The Board of Directors of this Corporation shall provide such By-Laws for the conduct of its

business and the carrying out of its purposes as they may deem necessary from time to time.

Upon proper notice, the By-Laws may be amended, altered or rescinded by majority vote of those members of the Board of Directors present at any regular meeting or any special meeting called for that purpose.

ARTICLE VIII - DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by all of the members. Upon dissolution of the Association, the assets of the Association shall be dedicated to any appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX - DURATION

The Corporation shall exist perpetually.

ARTICLE X - AMENDMENTS

Amendments of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

ARTICLE XI - MERGERS AND CONSOLIDATIONS

To the extent permitted by law, the Corporation may participate in mergers and consolidations with other non-profit corporations organized for the same purposes, provided that any such merger or

consolidation shall have the written assent of all of the members of the Corporation.

ARTICLE XII - SUBSCRIBERS

The name and residence of the subscribers to these Articles is:

<u>NAME</u>	<u>ADDRESS</u>
Raymond C. Lemon	4202 Brittany Court Pensacola, Florida 32504

ARTICLE XIII - INITIAL REGISTERED OFFICE AND AGENT

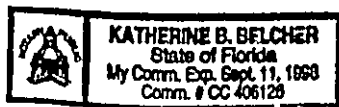
The street address of the initial registered office of this Corporation in the State of Florida shall be 8680 Scenic Highway, Box 18, Pensacola, Florida 32514 and the name of the initial registered agent is Raymond C. Lemon.

IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 13th day of FEBRUARY, 1995.


RAYMOND C. LEMON

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was sworn to and subscribed to before me this 13 day of February
1995, by RAYMOND C. LEMON who is personally known to me and who did take an oath.



Katherine B. Belcher
Print Name: KATHERINE B. BELCHER
Notary Public, State of Florida
My Commission Expires: 9/11/98

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

FILED
95 FEB 20 AM 10:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

FIRST: That TIGER TRACE HOMEOWNERS ASSOCIATION OF GULF BREEZE, INC., a Corporation, Not For Profit, desiring to organize under the laws of the State of Florida, with its principal office, at 8680 Scenic Highway, Box 18 at the City of Pensacola, County of Escambia, State of Florida, has named Raymond C. Lemon at ^{8680 Scenic Highway, Box 18} ~~4202 Brittany Court~~ of Pensacola, County of Escambia, State of Florida, as its agent to accept service of process within this State.

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


RAYMOND C. LEMON -
Resident Agent