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City State Zip Phone

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CORPORATION(S) NAME

CHEECO PROPERTY OWNERS ASSOCIATION, INC.

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| ☐ Profit | ☐ Amendment | ☐ Merger |
| ☒ NonProfit | ☐ Dissolution/Withdrawal | ☐ Mark |
| ☐ Foreign | ☐ Annual Report | ☐ Other |
| ☐ Limited Partnership | ☐ Reservation | ☐ Change of R.A. |
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CR2E031 (1-89)

W95-7182



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

April 3, 1995

MESSER, VICKERS

TALLAHASSEE, FL

SUBJECT: CHEFCO PROPERTY OWNERS ASSOCIATION, INC.
Ref. Number: W95000007182

We have received your document for CHEFCO PROPERTY OWNERS ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation. A statement making reference to the bylaws is acceptable.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6903.

Nancy Hendricks
Corporate Specialist

Letter Number: 495A00015021

ARTICLES OF INCORPORATION OF
CHEFCO PROPERTY OWNERS ASSOCIATION, INC.

A FLORIDA NONPROFIT CORPORATION

ARTICLE I.

Name

The name of this corporation is CHEFCO Property Owners Association, Inc.

ARTICLE II.

Duration

The duration of this corporation shall be perpetual, commencing with the filing of these Articles with the Department of State of the State of Florida.

ARTICLE III.

Purposes

The general purpose of this corporation is to promote the common interest of property owners of the real property described as follows:

Parcel B-1

A tract of land situate in Section 32, Township 1 North, Range East, Leon County, Florida and more particularly described as follows:

Commence at the Southeast corner of Section 31, Township 1 North, Range 1 East, Leon County, Florida and run North 409.96 feet, thence West 408.24 feet to a copper pin set in concrete at the intersection of the centerline of Magnolia Drive and Old State No. 20 or East Lafayette Street, thence North 00 degrees 02 minutes East 33.61 feet, thence South 79 degrees 02 minutes East 50.92 feet to the Northeast intersection of said two streets, thence Northerly along a line 50 feet from and parallel with the centerline of said Magnolia Drive a distance of 535.77 feet to the Northeast corner of the intersection of Magnolia Drive and New State Road No. 20 or U.S. Highway No. 27 thence South 67 degrees 35 minutes 06

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seconds East along the Northern boundary line of the right of way of said U.S. Highway No. 27 a distance of 353.28 feet, thence North 22 degrees 24 minutes 54 seconds East 400 feet, thence North 00 degrees 05 minutes 30 seconds East 64.90 feet to a concrete monument marking the Southeast corner of property described in Official Records Book 178, Page 388 of the Public Records of Leon County, Florida, for the Point of Beginning. From said Point of Beginning run North 00 degrees 12 minutes 56 seconds East along the East boundary of said property described in Official Records Book 178, Page 388 and a projection thereof a distance of 629.26 feet to a concrete monument on the Southerly right of way boundary of Governor's Square Boulevard (100 foot right of way) as recorded in Official Records Book 918, Page 1464 of the Public Records of Leon County, Florida, thence North 85 degrees 59 minutes 33 seconds East along said right of way boundary 81.97 feet to a concrete monument marking a point of curve to the right, thence along said right of way curve with a radius of 542.37 feet, through a central angle of 12 degrees 28 minutes 23 seconds, for an arc distance of 118.07 feet to a concrete monument, thence South 551.69 feet to a concrete monument on the Northerly right of way boundary of Simpson Avenue (60 foot right of way) as recorded in Official Records Book 241, Pages 53-59 of the Public Records of Leon County, Florida, thence South 68 degrees 42 minutes 05 seconds West along said right of way boundary 216.68 feet to the Point of Beginning.

Parcel B-2

A tract of land situate in Section 32, Township 1 North, Range 1 East, Leon County, Florida and more particularly described as follows:

Commence at the Southeast corner of Section 31, Township 1 North, Range 1 East, Leon County, Florida and run North 409.96 feet, thence West 408.24 feet to a copper pin set in concrete monument at the intersection of the centerline of Magnolia Drive and Old State Road No. 20 or East Lafayette Street, thence North 00 degrees 02 minutes East 33.61 feet, thence South 79 degrees 02 minutes East 50.92 feet to the Northeast intersection of said two streets, thence Northerly along a line 50 feet from and parallel with the centerline of said Magnolia Drive a distance of 535.77 feet to the Northeast corner of the intersection of Magnolia Drive and New State Road No. 20 or U.S. Highway No. 27, thence South 67 degrees 35 minutes 06 seconds East along the Northern boundary line of the right of way of said U.S. Highway No. 27 a distance of 353.28 feet, thence North 22 degrees 24 minutes 54 seconds East 400 feet, thence North 00 degrees 05 minutes 30 seconds East 64.90 feet to a concrete monument marking the Southeast corner of property described in Official Records Book 178, Page 388 of the Public Records of Leon County, Florida, thence North 00 degrees 12 minutes 56 seconds East along the East boundary of said property described in Official Records Book 178, Page 388 and a projection thereof a distance of 629.26 feet to a concrete

monument on the Southerly right of way boundary of Governor's Square Boulevard (100 foot right of way) as recorded in Official Records Book 918, Page 1464 of the Public Records of Leon County, Florida thence along said right of way boundary as follows: North 85 degrees 59 minutes 33 seconds East 81.97 feet to a concrete monument marking a point of curve to the right, thence along said curve with a radius of 542.37 feet, through a central angle of 12 degrees 28 minutes 23 seconds, for an arc distance of 117.07 feet to a concrete monument for the Point of Beginning. From said Point of Beginning continue along said right of way curve with a radius of 542.37 feet, through a central angle of 18 degrees 42 minutes 23 seconds, for an arc distance of 177.08 feet to a concrete monument, thence South 62 degrees 49 minutes 42 seconds East 189.75 feet to a concrete monument, thence leaving said right of way boundary run South 538.98 feet to a concrete monument on the Northerly right of way boundary of Simpson Avenue (60 foot right of way) as recorded in Official Records Book 241, Pages 58 and 59 of the Public Records of Leon County, Florida, thence North 67 degrees 26 minutes 03 seconds West along said right of way boundary 348.40 feet to a concrete monument, thence South 68 degrees 42 minutes 05 seconds West along said right of way boundary 16.01 feet to a concrete monument, thence North 551.69 feet to the Point of Beginning.

Parcel B-3

A tract of land situate in Section 32, Township 1 North, Range 1 East, Leon County, Florida and more particularly described as follows:

Commence at the Southeast corner of Section 31, Township 1 North, Range 1 East, Leon County, Florida and run North 409.96 feet, thence West 408.24 feet to a copper pin set in concrete at the intersection of the centerline of Magnolia Drive and Old State Road No. 20 or East Lafayette Street, thence North 00 degrees 02 minutes East 33.61 feet, thence South 79 degrees 02 minutes East 50.92 feet to the Northeast intersection of said two streets, thence Northerly along a line 50 feet from and parallel with the centerline of said Magnolia Drive a distance of 535.77 feet to the Northeast corner of the intersection of Magnolia Drive and New State Road No. 20 or U.S. Highway No. 27 thence South 67 degrees 35 minutes 06 seconds East along the Northern boundary line of the right of way of said U.S. Highway No. 27 a distance of 353.28 feet, thence North 22 degrees 24 minutes 54 seconds East 400 feet, thence North 00 degrees 05 minutes 30 seconds East 64.90 feet to a concrete monument marking the Southeast corner of property described in Official Records Book 178, Page 388 of the Public Records of Leon County, Florida, thence North 00 degrees 12 minutes 56 seconds East along the East boundary of said property described in Official Records Book 178, Page 388 and a projection thereof a distance of 629.26 feet to a concrete monument on the Southerly right of way boundary of Governor's Square Boulevard (100 foot right

of way) as recorded in Official Records Book 918, Page 1464 of the Public Records of Leon County, Florida, thence along said right of way boundary as follows: North 85 degrees 59 minutes 33 seconds East 81.97 feet to a concrete monument marking a point of curve to the right, thence along said curve with a radius of 542.17 feet, through a central angle of 31 degrees 10 minutes 46 seconds, for an arc distance of 295.15 feet to a concrete monument, thence South 62 degrees 49 minutes 42 seconds East 189.75 feet to a concrete monument for the Point of Beginning. From said Point of Beginning continue South 62 degrees 49 minutes 42 seconds East 127.78 feet to a concrete monument marking a point of curve to the left, thence along said curve with a radius of 766.80 feet, through a central angle of 29 degrees 44 minutes 47 seconds, for an arc distance of 298.10 feet to a concrete monument, thence leaving said right of way boundary run South 22 degrees 33 minutes 48 seconds West along the Westerly boundary of property described in Official Records Book 894, Pages 1035-1036 of the Public Records of Leon County, Florida, a distance of 557.61 feet to a concrete monument on the Northerly right of way boundary of Simpson Avenue (60 foot right of way) as recorded in Official Records Book 241, Pages 58-59 of the Public Records of Leon County, Florida, thence North 67 degrees 26 minutes 03 seconds West along said right of way boundary 307.91 feet to a concrete monument, thence North 538.98 feet to the Point of Beginning.

The corporation may undertake any action necessary to further this general purpose. The corporation shall not, as its primary activity, engage in a regular business of a kind ordinarily carried on for profit.

ARTICLE IV.

Dedication of Assets

The property of this corporation is irrevocably dedicated to its purposes and no part of the net income or assets of this corporation shall ever inure to the benefit of any director, officer, or member thereof, or to the benefit of any private individual; provided that, upon dissolution or final liquidation the corporation may make distribution to its members as permitted by the court having jurisdiction thereof and no such liquidating payment or distribution shall be deemed to be a dividend or a distribution of income.

ARTICLE V.

Membership

The first two members of the Corporation shall be Capital Group Health Services of Florida, Inc. and Eastern Federal Corporation, each being the owner of a Parcel of the Property. Each person owning a Parcel in the Property shall be a member in the corporation. The Board of Directors shall from time to time prescribe the form and manner in which application may be made for membership.

ARTICLE VI

Voting Rights

Each Parcel shall have one vote on all matters. Owners of a subdivided portion of a Parcel shall have a fractional vote equal to the fraction of the Parcel owned by such person.

No Member shall be entitled to vote unless such Member has fully paid all assessments as provided herein as shown by the books of the Association.

ARTICLE VII.

Location of Initial Registered Office & PRINCIPAL OFFICE and Name of Initial Registered Agent

The street address of the initial registered office of the corporation is Suite 701, 215 South Monroe Street, City of Tallahassee, County of Leon, State of Florida, 32302-1876.

The name of the initial registered agent at such address is Timothy J. Warfel.

ARTICLE VIII.

Initial Directors

There shall be four directors constituting the initial board of directors.

The name and address of each person who is to serve as an initial director, manager, or trustee is as follows:

John Hogan	2140 Centerville Place Tallahassee, FL 32317-3204
Ira Meiselman	513 South Tyron Street Charlotte, NC 28202
Bonnie Butler	2140 Centerville Place Tallahassee, FL 3317-3204
Michael Hugo	1815 Thomasville Road Tallahassee, FL 32303

Directors shall be elected as provided in the Bylaws.

ARTICLE IX.

Incorporator

The name and address of the incorporator of this corporation is:

Timothy J. Warfel
Suite 701, 215 S. Monroe Street
Tallahassee, Florida 32301

ARTICLE X.

Management of Corporate Affairs

(a) Board of Directors: The power of this corporation shall be exercised, its properties controlled, and its affairs conducted by a board of directors. The number of directors of the corporation shall be three.

(b) Corporate Officers: The board of directors shall elect the following officers: president, treasurer, and secretary and such other officers as the bylaws of this corporation may

authorize the directors to elect from time to time. Such officers shall be initially elected at the organizational meeting of the board of directors.

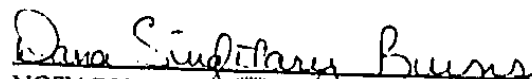
The undersigned, being the incorporator of this corporation, for the purpose of forming this nonprofit corporation under the Laws of the State of Florida has executed these articles of incorporation on March 31, 1995.


TIMOTHY J. WARFEL

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day personally appeared before me, the undersigned authority, Timothy J. Warfel, to me well known and known to me to be the person who executed the foregoing instrument and acknowledged before me that he executed the same freely and voluntarily for the uses and purposes therein set forth and expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 31st day of March, 1995.


NOTARY PUBLIC
Printed Name: DANA SINGLETARY BURNS
My commission expires: NOVEMBER 29, 1998
 MY COMMISSION # CC418166 EXPIRES
BONDED THRU TROY FAIR INSURANCE, INC.

CERTIFICATE DESIGNATING REGISTERED AGENT AND REGISTERED OFFICE

In compliance with Florida Statutes Section 48.091 and 607.304, the following is submitted:

CHIEFCO Property Owners Association, Inc., desiring to organize as a corporation under the laws of the State of Florida, has designated Suite 701, First Florida Bank Building, 215 South Monroe Street, Tallahassee, Florida 32301, as its initial Registered Office and has named Timothy J. Warfel located at said address, as its initial Registered Agent.

By: 
TIMOTHY J. WARFEL
Incorporator

Having been named Registered Agent for the above stated corporation, at the designated Registered Office, the undersigned hereby accepts said appointment, and agrees to comply with the provisions of Florida Statutes Section 48.091 relative to keeping the office open.


TIMOTHY J. WARFEL

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