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TALLAHASSEE, FL

Toni Ruck
(Requestor's Name)
2700 Hadley Rd.
(Address)
Tallahassee FL 32308 904-545-8131
(City, State, Zip) (Phone #)

OFFICE USE ONLY

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-04/12/95--01058--001
*****70.00 *****70.00

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

1. ONE PART OF TALLAHASSEE HOMEOWNERS ASSOCIATION, INC.
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

☒ Walk in ☐ Pick up time _____ ☐ Certified Copy
☐ Mail out ☒ Will wait ☐ Photocopy ☐ Certificate of Status

NEW FILINGS	
<input 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

NANCY HENDRICKS APR 12 1995

Examiner's Initials

ARTICLES OF INCORPORATION
OF
OF TALLAHASSEE
OAK PARK HOMEOWNERS ASSOCIATION, INC.

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95 APR 12 11 34 AM
TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, who is a resident of Leon County, Florida, and is of full age, has this day executed this instrument for the purpose of forming a corporation not for profit and does hereby certify:

ARTICLE I

Name

The name of the corporation shall be OAK PARK^{OF TALLAHASSEE} HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

Address

The principal office of the Association is located at 1338 Vickers Road, Tallahassee, Florida 32303.

ARTICLE III

Registered Agent

James R. Guerino whose address is 1338 Vickers Road, Tallahassee, Florida 32303, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

Purpose and Powers of the Association

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation,

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improvement, architectural and landscape control of any common areas, easement areas, storm water management facilities, roadways and any other Association property located within that certain subdivision known as Oak Park, plat prepared by Larry M. Cobb, Registered Land Surveyor for Poole, Owens & Associates, Inc., which plat is either recorded or will be recorded in the Public Records of Leon County, Florida.

In regard to and in connection with the foregoing powers and purposes, the Association may undertake the following:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, Easement Agreement, hereinafter called the "Declaration," applicable to the subdivision, said Declaration being recorded or to be recorded in the Office of the Clerk of the Circuit Court, Leon County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

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

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(d) Borrow money and mortgage or pledge, deed in trust, or hypothecate any or all of the Association's real or personal property as security for money borrowed or debts incurred; provided, however, that no such loan or mortgage transaction shall be entered into without the prior approval of at least two-thirds (2/3) vote of the members of the Association.

(e) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) 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 V

Membership

Every person or entity who is a record owner of a fee or undivided fee 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

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appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association. The original owner and developer of Oak Park are The Quick Builder, Inc. and William D. Lewis, which is sometimes hereinafter referred to as the "Declarant."

ARTICLE VI

Voting Rights

The Association shall have two classes of voting memberships:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B members(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to two (2) votes for each Lot owned by it. The Class B membership shall cease and be converted to Class A membership on the happening of either 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) On January 1, 1997.

ARTICLE VII

Officers and Directors

A. The following officers shall serve in their respective capacities until January 1, 1996, unless they sooner resign or are replaced by the Board of Directors:

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Tom Quick, President
Linda Quick, Treasurer
James R. Guerino, Secretary

B. The Association shall be managed by a Board of three directors initially consisting of three (3) members, who need not be members of the Association, and who will serve until January 1, 1996, unless they sooner resign. By January 1, 1997, the initial Board shall appoint a successor Board of Directors consisting of five (5) members who shall serve until the 1998 annual meeting, at which meeting the members of the Association shall elect two (2) directors for terms of three (3) years; and two (2) directors for terms of two (2) years; and one (1) director for a term of one (1) year. As those directors' terms expire and at each annual meeting thereafter, directors shall be elected by the members of the Association for terms of two (2) years. With the exception of the initial Board, all Board members shall be homeowners in Oak Park Subdivision. A person may be elected to serve as many terms as director as the members choose.

The initial Directors and their respective addresses are:

<u>Name</u>	<u>Address</u>
Tom Quick	2700 Hadley Road Tallahassee, FL 32308
Linda Quick	413 Margaret Court Tallahassee, FL 32301
James R. Guerino	1338 Vickers Road Tallahassee, FL 32303

ARTICLE VIII

Dissolution

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the membership. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the association shall be dedicated to an 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 non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

Duration

The corporation shall exist perpetually unless sooner dissolved.

ARTICLE X

Amendments

Amendment of these Articles shall require the assent of at least two-thirds (2/3) of the total number of votes authorized under these Articles, and amendment of the Bylaws of the Association shall require a majority vote of the members of the Association. The initial Bylaws shall be adopted by the initial Board of Directors.

ARTICLE XI

EHA/YA Approval

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, Dedication of Common Area, dissolution and amendment of these Articles.

ARTICLE XII

Subscribers

The subscribers to this corporation are as follows:

Name

Address

James R. Guerino

1338 Vickers Drive
Tallahassee, FL 32303

I HEREBY ACCEPT DESIGNATION AS RESIDENT AGENT of the above Association.

EXECUTED this 16 day of March, 1995.

Signed, sealed and delivered
in our presence as witnesses:

Gloria B. McClung
Gloria B. McClung

James R. Guerino (SEAL)
James R. Guerino

MICHAEL SAPIENZA
STATE OF FLORIDA)
COUNTY OF LEON)

The foregoing instrument was acknowledged before me by JAMES R. GUERINO as incorporator of OAK PARK HOMEOWNERS ASSOCIATION, INC., this 16th day of March, 1995.

Judith H. Taylor
Notary Public


My Commission expires:

JUDITH H. TAYLOR

NOTARY PUBLIC - FLORIDA

August 23, 1995

I HEREBY ACCEPT designation as Registered Agent for service of process for
OF TALLAHASSEE
OAK PARK HOMEOWNERS ASSOCIATION, INC.


JAMES R. GUERINO
1338 Vickers Road
Tallahassee, FL 32303

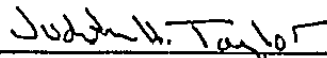
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STATE OF FLORIDA)

COUNTY OF LEON)

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgements personally appeared JAMES R. GUERINO, who is personally known by me.

Witness my hand and official seal this 16th day of March, 1995.


Notary Public

My Commission expires



JUDITH H. TAYLOR
MY COMMISSION # CC302420 EXPIRES
August 23, 1997
P.O. BOX 111111, TALLAHASSEE, FL 32301