

N 96000003380

1201 HAYS STREET  
PENSACOLA, FL 32506  
904-291-7171  
904-291-7172



PRESIDENTIAL  
LEGAL & FINANCIAL SERVICES ACCOUNT NO. : 072100000032

REFERENCE : 997726 80388A

AUTHORIZATION : 1077

COST LIMIT : \$ 122.50

ORDER DATE : June 24, 1996

ORDER TIME : 11:04 AM

ORDER NO. : 997726

CUSTOMER NO: 80388A

CUSTOMER: Ms. Loretta Amoni  
EMMANUEL SHEPPARD & CONDON

500001873895

Post Office Drawer 1271

Pensacola, FL 32596

DOMESTIC FILING

NAME: CROWN POINTE, PHASE ONE  
HOMEOWNERS ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Unassigned

EXAMINER'S INITIALS:

ag  
6/25/96

**WEST FLORIDA DEVELOPERS, INC.**  
6565 N. "W" Street, Suite 260  
Pensacola, Florida 32505  
(904) 484-7395

June 21, 1996

Division of Corporations  
Post Office Box 6327  
Tallahassee, florida 32314

RE: **Crown Pointe Phase One Homeowners Association, Inc.**  
File No.: W416-20003

Dear Sir/Madam:

As the designated contact person for the above mentioned reserved corporate name (a copy of my letter requesting reservation of this corporate name is enclosed for your reference), I hereby consent to the filing of Articles of Incorporation in connection with the above corporate name submitted herewith by Neal B. Nash, as Incorporator of Crown Pointe, Phase One Homeowners Association, Inc., for filing with Florida Secretary of State, Division of Corporations.

  
MICHAEL E. GREEN

EFFECTIVE DATE

6/21/96

**ARTICLES OF INCORPORATION  
OF  
CROWN POINTE, PHASE ONE HOMEOWNERS ASSOCIATION, INC.  
(A Corporation Not For Profit)**

**ARTICLE I - NAME**

This corporation shall be known as CROWN POINTE, PHASE ONE HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "ASSOCIATION". The principal office of the ASSOCIATION shall be located at 6565 N. "W" Street, Suite 260, Pensacola, Florida, 32505, but meetings of the members and directors may be held at such places within the State of Florida, County of Escambia, as may be designated by the Board of Directors. The Board of Directors may from time to time change the principal office of the ASSOCIATION to any other address in the State of Florida.

**ARTICLE II - REGISTERED OFFICE AND REGISTERED AGENT**

The address of the initial registered office is 6565 N. "W" Street, Suite 260, Pensacola, Florida 32505. The name of the initial registered agent is NEAL B. NASH.

**ARTICLE III - PURPOSES AND POWERS**

The purpose for which this ASSOCIATION is organized is to create an entity which can provide for maintenance and architectural control of the Subdivision and common properties and architectural control of the residential lots within that certain tract of property described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Together with any and all other property added to the control of the ASSOCIATION by amendment to the Declaration of Covenants, Conditions and Restrictions affecting the above-described property, and to promote the health, safety and welfare of the residents within the Subdivision and to:

a. Exercise all of the powers and privileges and perform all of the duties and obligations of the ASSOCIATION as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration," applicable to the property and recorded at Book 3569, Page 0422 of the Public Records of Escambia County, Florida, as 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;

d. Borrow money and, with the assent of two-thirds (2/3) of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

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 the members agreeing to such dedication, sale, or transfer;

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

g. Have and exercise any and all powers, rights and privileges which a corporation not for profit organized under the Florida law may now or hereafter have or exercise by law.

#### **ARTICLE IV - QUALIFICATION AND MANNER OF ADMISSION OF MEMBERS**

Every person or entity who is a record owner of a lot, either individually or jointly with others which is subject by covenants of record to assessment by the ASSOCIATION, including a contract seller, 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 ownership of any lot which is subject to assessment by the ASSOCIATION.

A member, unless acting in the capacity of a duly elected officer of the Association, does not have the authority to act for the Association solely by virtue of being a member.

#### **ARTICLE V - VOTING RIGHTS/TRANSITION OF CONTROL**

The ASSOCIATION shall have two classes of voting membership:

Class A. Class A members shall be all owners, with the exception of the Declarant, and shall be entitled to one (1) vote for each lot owned. When more than one (1) person or entity holds an interest in a lot, then the vote attributable to such lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any lot.

Class B. Class B members shall be the Declarant, as defined in the Declaration of Covenants, Conditions, and Restrictions, and shall be entitled to three (3) votes for each lot owned, as set forth in the Declaration. Class B membership shall cease and be converted to Class A membership when the total votes outstanding in the Class A membership equal or exceed the total votes outstanding in the Class B membership.

Notwithstanding the foregoing, members other than the Declarant (which excludes builders, contractors, or others who purchase a Lot for the purpose of constructing improvements thereon for resale) are entitled to elect at least a majority of the members of Board of Directors when the earlier of the following events occur:

1. Three months after ninety percent (90%) of the Lots in the subdivision have been conveyed to members; or
2. Class B membership ceases to exist.

Declarant shall be entitled to elect at least one member to the Board of Directors as long as Declarant holds at least five percent (5%) of the Lots for sale in the ordinary course of business.

After Declarant relinquishes control of the Association, Declarant may continue to vote any Declarant owned lots in the same manner as any other member.

#### **ARTICLE VI - TERM OF EXISTENCE**

This corporation shall exist perpetually, commencing June 21, 1996.

## **ARTICLE VII - INCORPORATOR**

The name and address of the Incorporator is NEAL B. NASH, 6565 N. "W" Street, Suite 260, Pensacola, FL 32505.

## **ARTICLE VIII - BOARD OF DIRECTORS**

The business affairs of this ASSOCIATION shall be managed by the Board of Directors, which shall initially consist of three (3) members. The number of Directors may be increased or decreased from time to time as provided in the Bylaws, but shall never be less than three (3).

The members of the Board of Directors need not be members of the ASSOCIATION and shall serve for a term as set forth in the Bylaws.

The President of the ASSOCIATION shall at all times be a member of the Board of Directors, and members of the Board of Directors shall be elected and hold office in accordance with the Bylaws.

The names and street addresses of the persons who are to serve as the first Board of Directors of the corporation are:

1. NEAL B. NASH  
6565 N. "W" Street, Suite 260  
Pensacola, Florida 32505
2. MICHAEL E. GREEN  
6565 N. "W" Street, Suite 260  
Pensacola, Florida 32505
3. JAMES J. MARKS, JR.  
6565 N. "W" Street, Suite 260  
Pensacola, Florida 32505

## **ARTICLE IX - OFFICERS**

The officers of this ASSOCIATION shall be a President, who shall at all times be a member of the Board of Directors, a Vice President and Secretary/Treasurer, and such other officers as the Board of Directors may from time to time create.

The names of the persons who are to serve as officers of this ASSOCIATION until the first election are:

President:	NEAL B. NASH
Vice President:	MICHAEL E. GREEN
Secretary/Treasurer:	JAMES J. MARKS, JR.

The officers shall be selected at the annual meeting of the Board of Directors as provided in the Bylaws and each shall hold office until he shall sooner resign or shall be removed or otherwise disqualified to serve. Officers shall serve at the pleasure of the Directors.

#### **ARTICLE X - DISSOLUTION**

The ASSOCIATION may be dissolved with the assent given in writing and signed by not less than three-fourths (3/4) of the members. 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 acceptance of such dedication is refused, the 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 XI - AMENDMENTS**

These Articles of Incorporation may be amended by a two-thirds (2/3) vote of the total members at a special meeting of the membership called for that purpose.

Amendments may also be made at a regular meeting of the membership by a two-thirds (2/3) vote of the total members upon notice given, as provided by the Bylaws, of intention to submit such amendments. However, no amendment shall be effective without the written consent of the Developer until after five (5) years from date of filing these Articles of Incorporation with the Secretary of State, State of Florida.

#### **ARTICLE XII - DEFINITIONS**

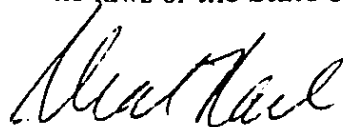
The terms used herein shall have the same definition as set forth in the Declaration of Covenants, Conditions and Restrictions and the Bylaws.

#### **ARTICLE XIII - FHA/VA APPROVAL**

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration and/or the Veterans

Administration: Annexation of additional properties, mergers and consolidations, mortgaging of common area, dedication of common area, and dissolution and amendment of these Articles.

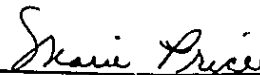
IN WITNESS WHEREOF, I, the undersigned subscribing incorporator, have hereunto set my hand and seal this 21 day of June, 1996, for the purpose of forming this corporation not for profit under the laws of the State of Florida.



Incorporator - NEAL B. NASH

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing was acknowledged before me this 21<sup>ST</sup> day of JUNE, 1996, by NEAL B. NASH, who personally appeared before me and who is personally known to me or who has produced \_\_\_\_\_ as identification.



NOTARY PUBLIC

(NOTARY SEAL)  
MARIE PRICE  
NOTARY PUBLIC-STATE OF FLORIDA  
COMMISSION EXPIRES MARCH 8, 1998  
COMMISSION # A4753352



**RESIDENT AGENT'S CERTIFICATE**

Pursuant to Section 48.091, Florida Statutes, the following is submitted in compliance with said Act:

CROWN POINTE, PHASE ONE HOMEOWNERS ASSOCIATION, INC., a Florida Corporation Not For Profit, desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, in Pensacola, Escambia County, Florida, has named NEAL B. NASH, whose address is 6565 N. "W" Street, Suite 260, Pensacola, Florida 32505, as its agent to accept service of process within this State.

Having been named to accept service of process for the above stated corporation (or Association) at the place designated in this Certificate, I hereby accept such designation and agree to comply with the provisions of said Act relative to keeping open said office.

  
\_\_\_\_\_  
NEAL B. NASH

EXHIBIT "A"  
TO  
ARTICLES OF INCORPORATION OF  
CROWN POINTE, PHASE ONE HOMEOWNERS ASSOCIATION, INC.

LEGAL DESCRIPTION: LOT 4

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 'B', LITTLE CREEK SUBDIVISION, A S/D IN A PORTION OF SECTIONS 25 AND 26, T-2-S, R-31-W, ESCAMBIA COUNTY, FLORIDA, AS RECORDED AT PLAT BOOK 14 PAGE 34 OF PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 74°40'55" WEST AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LILLIAN HIGHWAY (A 66' R/W) FOR 2770.06 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF BEGINNING; THENCE CONTINUE SOUTH 74°40'55" WEST ALONG SAME COURSE FOR 100.00 FEET TO A CAPPED ROD L.B.#0155; THENCE SOUTH 15°19'05" EAST FOR 440.0 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 74°40'55" EAST FOR 100.00 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 15°19'05" WEST FOR 440.0 FEET TO THE P.O.B. CONTAINING 1.01 ACRES MORE OR LESS.  
SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT ON THE NORTHERLY 90.00 FEET.

LEGAL DESCRIPTION: LOT 5

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 'B', LITTLE CREEK SUBDIVISION, A S/D IN A PORTION OF SECTIONS 25 AND 26, T-2-S, R-31-W, ESCAMBIA COUNTY, FLORIDA, AS RECORDED AT PLAT BOOK 14 PAGE 34 OF PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 74°40'55" WEST AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LILLIAN HIGHWAY (A 66' R/W) FOR 2870.06 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF BEGINNING; THENCE CONTINUE SOUTH 74°40'55" WEST ALONG SAME COURSE FOR 100.00 FEET TO A CAPPED ROD L.B.#0155; THENCE SOUTH 15°19'05" EAST FOR 440.0 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 74°40'55" EAST FOR 100.00 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 15°19'05" WEST FOR 440.0 FEET TO THE P.O.B. CONTAINING 1.01 ACRES MORE OR LESS.  
SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT ON THE NORTHERLY 90.00 FEET.

LEGAL DESCRIPTION: LOT 6

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 'B', LITTLE CREEK SUBDIVISION, A S/D IN A PORTION OF SECTIONS 25 AND 26, T-2-S, R-31-W, ESCAMBIA COUNTY, FLORIDA, AS RECORDED AT PLAT BOOK 14 PAGE 34 OF PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 74°40'55" WEST AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LILLIAN HIGHWAY (A 66' R/W) FOR 2970.06 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF BEGINNING; THENCE CONTINUE SOUTH 74°40'55" WEST ALONG SAME COURSE FOR 100.00 FEET TO A CAPPED ROD L.B.#0155; THENCE SOUTH 15°19'05" EAST FOR 440.0 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 74°40'55" EAST FOR 100.00 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 15°19'05" WEST FOR 440.0 FEET TO THE P.O.B. CONTAINING 1.01 ACRES MORE OR LESS.  
SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT ON THE NORTHERLY 90.00 FEET.

LEGAL DESCRIPTION: LOT 7

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 'B', LITTLE CREEK SUBDIVISION, A S/D IN A PORTION OF SECTIONS 25 AND 26, T-2-S, R-31-W, ESCAMBIA COUNTY, FLORIDA, AS RECORDED AT PLAT BOOK 14 PAGE 34 OF PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 74°40'55" WEST AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LILLIAN HIGHWAY (A 66' R/W) FOR 3070.06 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF BEGINNING; THENCE CONTINUE SOUTH 74°40'55" WEST ALONG SAME COURSE FOR 50.03 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF CURVATURE OF A CURVE CONCAVED TO THE NORTHWEST, HAVING A RADIUS OF 2923.00 FEET AND A DELTA ANGLE OF 00°58'46" AND A CHORD BEARING OF SOUTH 75°10'18" WEST AND A CHORD DISTANCE OF 49.97 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 49.97 FEET TO A CAPPED ROD L.B.#0155; THENCE SOUTH 14°20'19" EAST FOR 440.0 FEET TO A CAPPED ROD L.B.#0125; THENCE NORTH 74°56'38" EAST FOR 107.52 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 15°19'05" WEST FOR 440.0 FEET TO THE P.O.B. CONTAINING 1.048 ACRES MORE OR LESS. SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT ON THE NORTHERLY 90.00 FEET.

LEGAL DESCRIPTION: LOT 8

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 'B', LITTLE CREEK SUBDIVISION, A S/D IN A PORTION OF SECTIONS 25 AND 26, T-2-S, R-31-W, ESCAMBIA COUNTY, FLORIDA, AS RECORDED AT PLAT BOOK 14 PAGE 34 OF PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 74°40'55" WEST AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LILLIAN HIGHWAY (A 66' R/W) FOR 3120.09 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF CURVATURE OF A CURVE CONCAVED TO THE NORTHWEST, HAVING A RADIUS OF 2923.00 FEET AND A DELTA ANGLE OF 00°58'46" AND A CHORD BEARING OF SOUTH 75°10'18" WEST AND A CHORD DISTANCE OF 49.97 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 49.97 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 2923.00 FEET AND A DELTA ANGLE OF 01°57'37" AND A CHORD BEARING OF SOUTH 76°38'29" WEST AND CHORD DISTANCE OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 100.00 FEET TO A CAPPED ROD L.B.#0155; THENCE SOUTH 12°22'42" EAST FOR 440.00 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 76°38'29" EAST FOR 115.55 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 14°20'19" WEST FOR 440.0 FEET TO THE P.O.B. CONTAINING 1.085 ACRES MORE OR LESS. SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT ON THE NORTHERLY 90.00 FEET.

LEGAL DESCRIPTION: LOT 9

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 'B', LITTLE CREEK SUBDIVISION, A S/D IN A PORTION OF SECTIONS 25 AND 26, T-2-S, R-31-W, ESCAMBIA COUNTY, FLORIDA, AS RECORDED AT PLAT BOOK 14 PAGE 34 OF PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 74°40'55" WEST AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LILLIAN HIGHWAY (A 66' R/W) FOR 3120.09 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF CURVATURE OF A CURVE CONCAVED TO THE NORTHWEST, HAVING A RADIUS OF 2923.00 FEET AND A DELTA ANGLE OF 02°56'23" AND A CHORD BEARING OF SOUTH 76°09'06" WEST AND A CHORD DISTANCE OF 149.95 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 149.98 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 2923.00 FEET AND A DELTA ANGLE OF 01°57'37" AND A CHORD BEARING OF SOUTH 78°36'06" WEST AND CHORD DISTANCE OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 100.00 FEET TO A CAPPED ROD L.B.#0155; THENCE SOUTH 10°25'06" EAST FOR 440.0 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 78°36'06" EAST FOR 113.05 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 12°22'42" WEST FOR 440.0 FEET TO THE P.D.B. CONTAINING 1.085 ACRES MORE OR LESS.

SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT ON THE NORTHERLY 90.00 FEET.

LEGAL DESCRIPTION: LOT 10

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 'B', LITTLE CREEK SUBDIVISION, A S/D IN A PORTION OF SECTIONS 25 AND 26, T-2-S, R-31-W, ESCAMBIA COUNTY, FLORIDA, AS RECORDED AT PLAT BOOK 14 PAGE 34 OF PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 74°40'55" WEST AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LILLIAN HIGHWAY (A 66' R/W) FOR 3120.09 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF CURVATURE OF A CURVE CONCAVED TO THE NORTHWEST, HAVING A RADIUS OF 2923.00 FEET AND A DELTA ANGLE OF 04°34'00" AND A CHORD BEARING OF SOUTH 77°07'55" WEST AND A CHORD DISTANCE OF 249.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 249.97 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 2923.00 FEET AND A DELTA ANGLE OF 01°57'37" AND A CHORD BEARING OF SOUTH 80°33'43" WEST AND CHORD DISTANCE OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 100.00 FEET TO A CAPPED ROD L.B.#0155; THENCE SOUTH 08°27'29" EAST FOR 440.00 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 80°33'43" EAST FOR 113.05 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 10°25'06" WEST FOR 440.00 FEET TO THE P.D.B. CONTAINING 1.085 ACRES MORE OR LESS.

SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT ON THE NORTHERLY 90.00 FEET.

LEGAL DESCRIPTION: LOT 11

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 'B', LITTLE CREEK SUBDIVISION, A S/D IN A PORTION OF SECTIONS 25 AND 26, T-2-S, R-31-W, ESCAMBIA COUNTY, FLORIDA, AS RECORDED AT PLAT BOOK 14 PAGE 34 OF PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 74°40'55" WEST AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LILLIAN HIGHWAY (A 66' R/W) FOR 3120.09 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF CURVATURE OF A CURVE CONCAVED TO THE NORTHWEST, HAVING A RADIUS OF 2923.00 FEET AND A DELTA ANGLE OF 06°51'37" AND A CHORD BEARING OF SOUTH 78°06'43" WEST AND A CHORD DISTANCE OF 349.77 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 349.97 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 2923.00 FEET AND A DELTA ANGLE OF 01°57'37" AND A CHORD BEARING OF SOUTH 82°31'19" WEST AND CHORD DISTANCE OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 100.00 FEET TO A CAPPED ROD L.B.#0155; THENCE SOUTH 06°29'53" EAST FOR 440.00 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 82°31'19" EAST FOR 115.05 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 08°27'29" WEST FOR 440.00 FEET TO THE P.O.B. CONTAINING 1.085 ACRES MORE OR LESS.

SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT ON THE NORTHERLY 90.00 FEET.

LEGAL DESCRIPTION: LOT 12

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 'B', LITTLE CREEK SUBDIVISION, A S/D IN A PORTION OF SECTIONS 25 AND 26, T-2-S, R-31-W, ESCAMBIA COUNTY, FLORIDA, AS RECORDED AT PLAT BOOK 14 PAGE 34 OF PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 74°40'55" WEST AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LILLIAN HIGHWAY (A 66' R/W) FOR 3120.09 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF CURVATURE OF A CURVE CONCAVED TO THE NORTHWEST, HAVING A RADIUS OF 2923.00 FEET AND A DELTA ANGLE OF 08°49'14" AND A CHORD BEARING OF SOUTH 79°05'32" WEST AND A CHORD DISTANCE OF 449.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 449.99 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 2923.00 FEET AND A DELTA ANGLE OF 01°57'37" AND A CHORD BEARING OF SOUTH 84°28'56" WEST AND CHORD DISTANCE OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 100.00 FEET TO A CAPPED ROD L.B.#0155; THENCE SOUTH 04°32'16" EAST FOR 440.00 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 84°28'56" EAST FOR 115.05 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 06°29'53" WEST FOR 440.00 FEET TO THE P.O.B. CONTAINING 1.085 ACRES MORE OR LESS.

SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT ON THE NORTHERLY 90.00 FEET.

LEGAL DESCRIPTION: LOT 13

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 'B', LITTLE CREEK SUBDIVISION, A S/D IN A PORTION OF SECTIONS 25 AND 26, T-2-S, R-31-W, ESCAMBIA COUNTY, FLORIDA, AS RECORDED AT PLAT BOOK 14 PAGE 34 OF PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 74°40'55" WEST AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LILLIAN HIGHWAY (A 66' R/W) FOR 3120.09 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF CURVATURE OF A CURVE CONCAVED TO THE NORTHWEST, HAVING A RADIUS OF 2923.00 FEET AND A DELTA ANGLE OF 10°46'51" AND A CHORD BEARING OF SOUTH 80°04'21" WEST AND A CHORD DISTANCE OF 349.18 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 549.99 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 2923.00 FEET AND A DELTA ANGLE OF 01°57'37" AND A CHORD BEARING OF SOUTH 86°26'32" WEST AND CHORD DISTANCE OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 100.00 FEET TO A CAPPED ROD L.B.#0155; THENCE SOUTH 02°34'39" EAST FOR 440.00 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 86°26'32" EAST FOR 115.05 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 04°32'16" WEST FOR 440.00 FEET TO THE P.O.B. CONTAINING 1.083 ACRES MORE OR LESS.

SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT ON THE NORTHERLY 90.00 FEET.

LEGAL DESCRIPTION: LOT 14

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 'B', LITTLE CREEK SUBDIVISION, A S/D IN A PORTION OF SECTIONS 25 AND 26, T-2-S, R-31-W, ESCAMBIA COUNTY, FLORIDA, AS RECORDED AT PLAT BOOK 14 PAGE 34 OF PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 74°40'55" WEST AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LILLIAN HIGHWAY (A 66' R/W) FOR 3120.09 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF CURVATURE OF A CURVE CONCAVED TO THE NORTHWEST, HAVING A RADIUS OF 2923.00 FEET AND A DELTA ANGLE OF 12°44'28" AND A CHORD BEARING OF SOUTH 81°03'09" WEST AND A CHORD DISTANCE OF 648.66 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 650.00 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 2923.00 FEET AND A DELTA ANGLE OF 01°57'37" AND A CHORD BEARING OF SOUTH 88°24'09" WEST AND CHORD DISTANCE OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 100.00 FEET TO A CAPPED ROD L.B.#0155; THENCE SOUTH 00°37'03" EAST FOR 440.00 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 88°24'09" EAST FOR 115.05 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 02°34'39" WEST FOR 440.00 FEET TO THE P.O.B. CONTAINING 1.083 ACRES MORE OR LESS.

SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT ON THE NORTHERLY 90.00 FEET.

LEGAL DESCRIPTION: LOT 15

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 'B', LITTLE CREEK SUBDIVISION, A S/D IN A PORTION OF SECTIONS 25 AND 26, T-2-S, R-31-W, ESCAMBIA COUNTY, FLORIDA, AS RECORDED AT PLAT BOOK 14 PAGE 34 OF PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 74°40'55" WEST AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LILLIAN HIGHWAY (A 66' R/W) FOR 3120.09 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF CURVATURE OF A CURVE CONCAVED TO THE NORTHWEST, HAVING A RADIUS OF 2923.00 FEET AND A DELTA ANGLE OF 14°42'05" AND A CHORD BEARING OF SOUTH 82°01'57" WEST AND A CHORD DISTANCE OF 747.95 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 750.01 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 2923.00 FEET AND A DELTA ANGLE OF 01°39'22" AND A CHORD BEARING OF NORTH 89°47'21" WEST AND CHORD DISTANCE OF 84.49 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 84.49 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°57'40" WEST FOR 19.51 FEET TO A CAPPED ROD L.B.#0155; THENCE SOUTH 01°02'20" WEST FOR 440.00 FEET TO A CAPPED ROD L.B.#0155; THENCE SOUTH 89°40'31" EAST FOR 112.71 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 00°37'03" WEST FOR 140.00 FEET TO THE P.O.B. CONTAINING 1.074 ACRES MORE OR LESS. SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT ON THE NORTHERLY 90.00 FEET.

LEGAL DESCRIPTION: LOT 16

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 'B', LITTLE CREEK SUBDIVISION, A S/D IN A PORTION OF SECTIONS 25 AND 26, T-2-S, R-31-W, ESCAMBIA COUNTY, FLORIDA, AS RECORDED AT PLAT BOOK 14 PAGE 34 OF PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 74°40'55" WEST AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LILLIAN HIGHWAY (A 66' R/W) FOR 3120.09 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF CURVATURE OF A CURVE CONCAVED TO THE NORTHWEST, HAVING A RADIUS OF 2923.00 FEET AND A DELTA ANGLE OF 16°21'27" AND A CHORD BEARING OF SOUTH 82°51'38" WEST AND A CHORD DISTANCE OF 831.66 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 834.49 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°57'40" WEST FOR 19.51 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF BEGINNING; THENCE CONTINUE NORTH 88°57'40" WEST FOR 100.00 FEET TO A CAPPED ROD L.B.#0155; THENCE SOUTH 01°02'20" WEST FOR 440.0 FEET TO A CAPPED ROD L.B.#0155; THENCE SOUTH 88°57'40" EAST FOR 100.00 FEET TO A CAPPED ROD L.B.#0155; THENCE NORTH 01°02'20" EAST FOR 440.0 FEET TO THE P.O.B. CONTAINING 1.048 ACRES MORE OR LESS. SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT ON THE NORTHERLY 90.00 FEET.

LEGAL DESCRIPTION: LOT 17

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 'B', LITTLE CREEK SUBDIVISION, A S/D IN A PORTION OF SECTIONS 25 AND 26, T-2-S, R-31-W, ESCAMBIA COUNTY, FLORIDA, AS RECORDED AT PLAT BOOK 14 PAGE 34 OF PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 74°40'55" WEST AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF LILLIAN HIGHWAY (A 66' R/W) FOR 3120.09 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF CURVATURE OF A CURVE CONCAVED TO THE NORTHWEST, HAVING A RADIUS OF 2923.00 FEET AND A DELTA ANGLE OF 16°21'27" AND A CHORD BEARING OF SOUTH 82°51'38" WEST AND A CHORD DISTANCE OF 831.66 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR 834.49 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°57'40" WEST FOR 115.51 FEET TO A CAPPED ROD L.B.#0155 AND POINT OF BEGINNING; THENCE CONTINUE NORTH 88°57'40" WEST FOR 44.19 FEET TO A CONCRETE MON. RLS#3140; THENCE SOUTH 01°01'58" WEST FOR 75.0 FEET TO A CAPPED ROD RLS#3140; THENCE NORTH 88°57'40" WEST FOR 75.00 FEET TO A CAPPED ROD RLS#3140; THENCE SOUTH 01°01'58" WEST FOR 365.00 FEET TO A CAPPED ROD L.B.#0155; THENCE SOUTH 88°57'40" EAST FOR 118.53 FEET; THENCE NORTH 01°02'20" EAST FOR 440.00 FEET TO THE P.O.B. CONTAINING 1.075 ACRES MORE OR LESS.

SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT ON THE NORTHERLY 90.00 FEET.

LEGAL DESCRIPTION OF COMMON AREAS

ACCESS, UTILITY AND GREENBELT EASEMENT

Commence at the Northeast corner of Block 'B', Little Creek Subdivision, a S/D in a portion of Section 25 and 26, T-2-S, R-31-W, Escambia County, Florida, as recorded at Plat Book 14, Page 34 of Public Records of said county; thence South 74°40'55" West and along the Southerly right of way line of Lillian Highway (66' R/W) for 383.59 feet to the West line of said Little Creek S/D; thence continue South 74°40'55" West for 2386.47 feet to a capped rod L.B.#0155 and Point of Beginning; thence continue South 74°40'55" West for 350.03 feet to a capped rod L.B.#0155 and point of curvature of a curve concave to the Northwest, having a radius of 2923.00 feet and delta angle of 16°21'27" and a chord bearing of South 82°51'38" West and a chord distance of 831.66 feet; thence Southwesterly along arc of said curve for 834.49 feet to a capped rod L.B.#0155 and point of tangency of said curve; thence North 88°57'40" West for 115.51 feet to a concrete monument RLS #3140; thence South 01°01'58" West for 90.00 feet; thence South 88°57'40" East for 234.70 feet to point of curvature of a curve concave to the Northwest having a radius of 3013.00 feet and a delta angle of 16°21'27" and a chord bearing of North 82°51'38" East and a chord distance of 837.27 feet; the point of tangency of said curve; thence North 74°40'55" East for 350.03 feet; thence North 13°19'05" West for 90.00 feet to the Point of Beginning, containing 2.9587 acres more or less.