

RICKY L. POLSTON, P.A.

ATTORNEYS AT LAW

SUITE 900, HIGHPOINT CENTER

106 EAST COLLEGE AVENUE

TALLAHASSEE, FLORIDA 32301

RICKY L. POLSTON

JAMES J. DEAN

BRETT A. WOOLY

REPLY TO:

POST OFFICE BOX 1836

TALLAHASSEE, FLORIDA 32302-1836

TELEPHONE (850) 513-0404

FAX (850) 681-0506

E-MAIL: polston@ac.com

December 3, 1997

ATTN: New Filings Dept.

Secretary of State

Division of Corporations

P.O. Box 6327

Tallahassee, Florida 32314

000002363240--9

-12/04/97--01089--003

*****78.75 *****78.75

RE: ELLEN MEADOWS HOMEOWNERS' ASSOCIATION, INC.

Dear Sir or Madam

For filing I have enclosed the original plus one copy of the Articles of Incorporation for the above mentioned corporation, along with a Certificate of Designation.

Check No. 1557 in the amount of \$78.75 for your filing fee and a certificate of status has also been enclosed. Please return the certificate along with our copy of the articles in the enclosed, self addressed, stamped envelope.

Please call if you have any questions.

Sincerely,

Melissa Hodges

Melissa Hodges
Legal Assistant to
Ricky L. Polston

Enclosures

FILED
97 DEC -4 AM 9:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

12/4/97

ARTICLES OF INCORPORATION

of

Ellen Meadows Homeowners' Association, Inc.

A Nonprofit Corporation

In compliance with the requirements of Chapter 611, Florida Statutes, the undersigned, all of whom are residents of Tallahassee, Florida, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify and adopt the following:

FILED
97 DEC -4 AM 9:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Article I

The name of the corporation is Ellen Meadows Homeowners' Association, Inc. (hereinafter referred to as "Association").

Article II

The Association is a nonprofit corporation.

Article III

The principal office of the Association is at 8226 Laurel Kay Lane, Tallahassee, Florida 32311.

Article IV

The period of its duration is perpetual unless the corporation is dissolved according to terms outlined herein.

Article V

The specific primary purposes for which the Association is formed are to provide for maintenance, preservation, and architectural control of the residence lots and common area within a certain tract of real property described in ATTACHMENT A, and to promote the health, safety, and welfare of the residents within the above-described property and

such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose.

In furtherance of such purposes, the Association shall have power to:

(a) Perform all of the duties and obligations of the Association as set forth in a certain Agreement and Declaration of Covenants and Restrictions (hereinafter referred to as "Declaration") applicable to the property and to be recorded in the public records of Leon County, Florida:

(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means; and 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 on the property of the Association;

(c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, 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) Borrow money and, subject to the consent by vote or written instrument of two-thirds (2/3) of the members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as secured for money borrowed or debts incurred;

(e) Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer shall be effective unless an instrument signed by the then owners of two-thirds (2/3) of the lots has been recorded, 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 areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument of two-thirds (2/3) of the members;

The Association is organized and shall be operated exclusively for the aforementioned purposes. The activities of the Association shall be financed by assessments on members as provided in the Declaration, and no part of any net earnings shall inure to the benefit of any member.

Article VI

The street address of the initial registered office of the Association is 8226 Laurel Kay Lane, Tallahassee,

Florida 32311, and the name of its initial registered agent at such address is Caryn L. Shivar.

Article VII

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 assessments by the Association, including contract sellers, but excluding persons 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 lot which is subject to assessment by the Association.

Article VIII

Members shall be entitled to one vote for each lot owned. When more than one person holds such interest in any lot, all such persons shall collectively be entitled to one vote per lot, which vote shall be exercised as they among themselves determine.

Article IX

The Association may be dissolved with the assent of two-thirds (2/3) of the votes of members who are voting in person or by proxy at a meeting duly called for such purpose, upon acceptance of the maintenance responsibility for roadway and drainage easements by the appropriate governing body of Leon County, Florida. 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 nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

Article X

The directors shall be elected according to the method set forth in the bylaws. The number of directors constituting the initial board of directors of the Association is three and the names and addresses of the persons who are to serve as the initial directors are:

Name:

Caryn L. Shivar
8226 Laurel Kay Lane
Tallahassee, Florida 32311

Scott B. Simmons
8218 Laurel Kay Lane
Tallahassee, Florida 32311

John J. Papka
8211 Laurel Kay Lane
Tallahassee, Florida 32311

Article X

The name and street address of each incorporator is:

Name:


Caryn L. Shivar
8226 Laurel Kay Lane
Tallahassee, Florida 32311

Scott B. Simmons
8218 Laurel Kay Lane
Tallahassee, Florida 32311

John J. Papka
8211 Laurel Kay Lane
Tallahassee, Florida 32311

Executed at Tallahassee, FL, on 11/13/97 [date].

[signature of incorporators]



Caryn L. Shivar

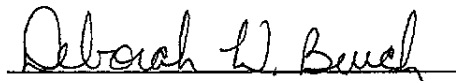
Scott B. Simmons

STATE OF FLORIDA

COUNTY OF LEON

I, Deborah W. Burch, a notary public, do hereby certify that on Nov. 13, 1997, [date] personally appeared before me Caryn L. Shivar, Scott B. Simmons, and John G. Papka, who each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators, and that the statements therein contained are true.

In witness whereof I have hereunto set my hand and seal the day and year above written.



Deborah W. Burch

Notary Public in and for LEON County, Florida

My commission expires:



MY COMMISSION # CC409428 EXPIRES
September 25, 1998
BONDED THRU TROY FAY INSURANCE, INC.

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of section 617.0501, Florida Statutes, the mentioned 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.

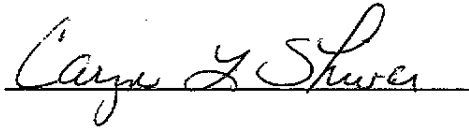
1. The name of the corporation is:

Ellen Meadows Homeowners' Association, Inc.

2. The name and street address of the registered agent and office is:

Caryn L. Shivar
8226 Laurel Kay Lane
Tallahassee, Florida 32311

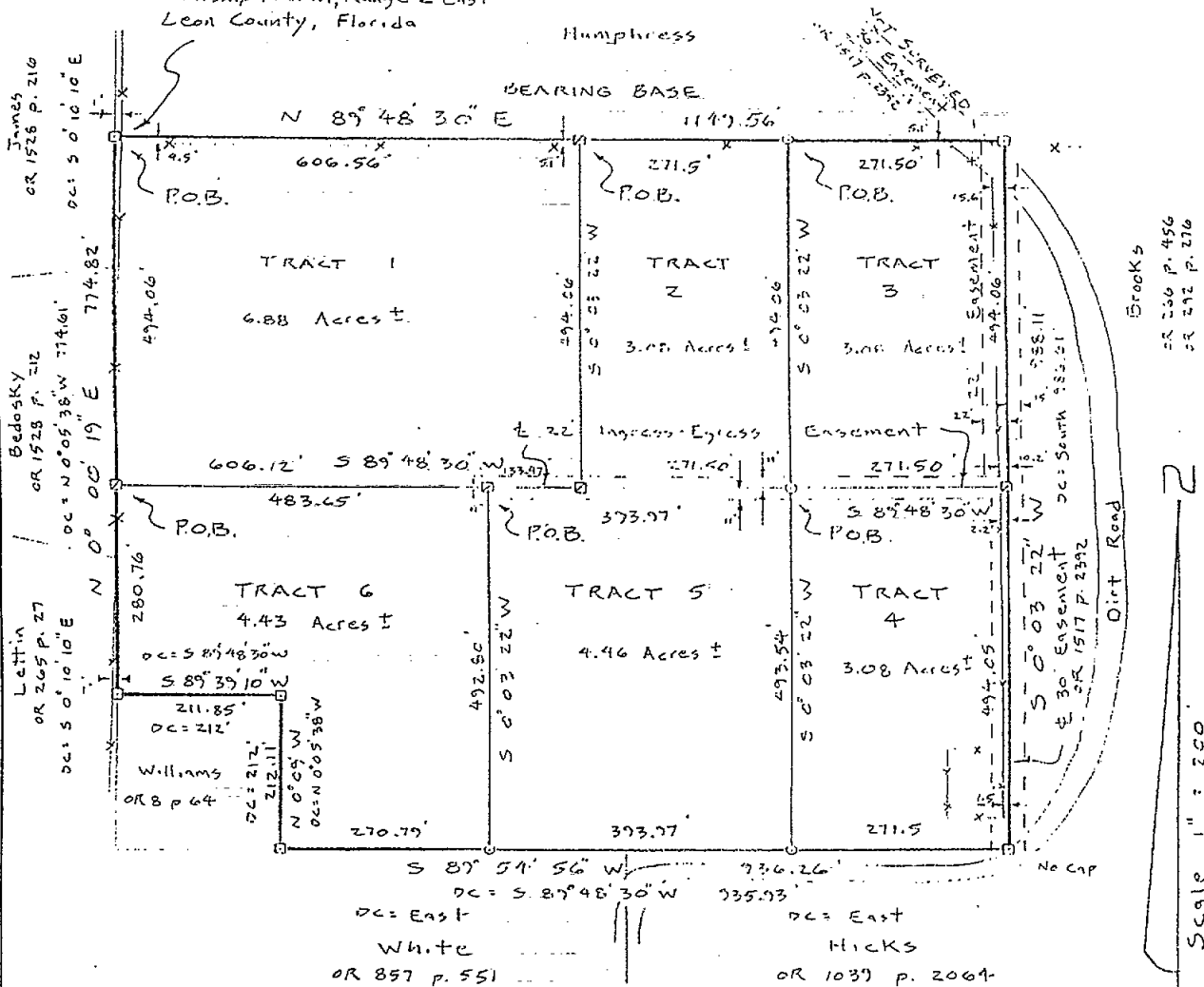
HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING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



FILED
97 DEC -4 AM 9:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

NW Corner of the SW 1/4 of
the SW 1/4 of Section 28
Township 1 North, Range 2 East
Leon County, Florida

TOWNSHIP 1 NORTH, RANGE 2 EAST
LEON COUNTY, FLORIDA



LEGEND

NOTES

- Found 3x3 Concrete Monument with cap stamped RLS 1266
- Found 4x4 Concrete Monument with cap stamped RLS 3223
- Set 5/8" Iron Rod with cap stamped RLS 3223
- POB - Point of Beginning
- OR - Official Record Book
- ± - Centerline
- DC - Deed Call
- x- Fence

- Bearings based on North 89 degrees 48 minutes 30 seconds East along the North boundary of the parent tract.
- If no difference is shown, deed call is the same as measured.
- Utilities, interior fences and other improvements not located.
- Field work completed March 13, 1992.
- The hereon signed surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

FOR DESCRIPTIONS, SEE PAGES 2 AND 3 OF 3.

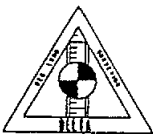
CERTIFICATION

I hereby certify that in my opinion this is a true representation of the property shown hereon and that this survey complies with Chapter 2100-6 Florida Administrative Code.

Lawrence D. Rowell
Lawrence D. Rowell
Registered Land Surveyor
F.R.C. # 3223

Attachment "A"

Not valid without embossed seal



DELTA

LAND SURVEYORS, Inc.
440 S. Jefferson St.
Monticello, FL 32344
Ph. (904) 997-0301 or 584-2849

JOB NO. 92-069-21

DATE March 23, 1992

DESCRIPTION (TRACT "1")

Begin at a concrete monument marking the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 28, Township 1 North, Range 2 East, Leon County, Florida and run North 89 degrees 48 minutes 30 seconds East 606.56 feet to a concrete monument, thence South 00 degrees 03 minutes 22 seconds West 494.06 feet to a concrete monument, thence South 89 degrees 48 minutes 30 seconds West 606.12 feet to a concrete monument, thence North 00 degrees 00 minutes 19 seconds East 494.06 feet to the Point Of Beginning. Containing 6.88 acres, more or less. SUBJECT TO an easement over and across the South 11 feet of the East 133.47 feet thereof.

DESCRIPTION (TRACT "2")

Commence at a concrete monument marking the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 28, Township 1 North, Range 2 East, Leon County, Florida and run North 89 degrees 48 minutes 30 seconds East 606.56 feet to a concrete monument for a POINT OF BEGINNING, thence from said Point Of Beginning continue North 89 degrees 48 minutes 30 seconds East 271.50 feet to an iron rod, thence South 00 degrees 03 minutes 22 seconds West 494.06 feet to an iron rod, thence South 89 degrees 48 minutes 30 seconds West 271.50 feet to a concrete monument, thence North 00 degrees 03 minutes 22 seconds East 494.06 feet to the Point Of Beginning. Containing 3.08 acres, more or less. SUBJECT TO an easement over and across the South 11 feet thereof.

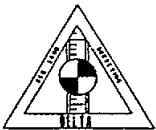
DESCRIPTION (TRACT "3")

Commence at a concrete monument marking the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 28, Township 1 North, Range 2 East, Leon County, Florida and run North 89 degrees 48 minutes 30 seconds East 878.06 feet to an iron rod for a POINT OF BEGINNING, thence from said Point Of Beginning continue North 89 degrees 48 minutes 30 seconds East 271.50 feet to a concrete monument, thence South 00 degrees 03 minutes 22 seconds West 494.06 feet to a concrete monument, thence South 89 degrees 48 minutes 30 seconds West 271.50 feet to an iron rod, thence North 00 degrees 03 minutes 22 seconds East 494.06 feet to the Point Of Beginning. Containing 3.08 acres, more or less. SUBJECT TO an easement over and across the East 22 feet and the South 11 feet thereof. ALSO SUBJECT TO a 30 foot easement as described in Official Record Book 1517, page 2392 and Official Record Book 1518, page 5, of the Public Records of Leon County, Florida.

DESCRIPTION (TRACT "4")

Commence at a concrete monument marking the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 28, Township 1 North, Range 2 East, Leon County, Florida and run South 00 degrees 00 minutes 19 seconds West 494.06 feet to a concrete monument, thence North 89 degrees 48 minutes 30 seconds East 877.62 feet to an iron rod for a POINT OF BEGINNING, thence from said Point Of Beginning continue North 89 degrees 48 minutes 30 seconds East 271.50 feet to a concrete monument, thence South 00 degrees 03 minutes 22 seconds West 494.05 feet to a concrete monument, thence South 89 degrees 54 minutes 56 seconds West 271.5 feet to an iron rod, thence North 00 degrees 03 minutes 22 seconds East 493.54 feet to the Point Of Beginning. Containing 3.08 acres, more or less. SUBJECT TO an easement over and across the North 11 feet and the East 15 feet thereof.

Not valid without embossed seal

**DELTA**

LAND SURVEYORS, Inc.
 440 S. Jefferson St.
 Monticello, FL 32344
 Ph. (904) 997-0301 or 584-2849

JOB NO. 92-069-21DATE March 23, 1992

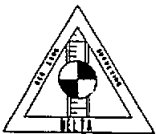
DESCRIPTION (TRACT "5")

Commence at a concrete monument marking the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 28, Township 1 North, Range 2 East, Leon County, Florida and run South 00 degrees 00 minutes 19 seconds West 494.06 feet to a concrete monument, thence North 89 degrees 48 minutes 30 seconds East 483.65 feet to a concrete monument for a POINT OF BEGINNING, thence from said Point Of Beginning continue North 89 degrees 48 minutes 30 seconds East 393.97 feet to an iron rod, thence South 00 degrees 03 minutes 22 seconds West 493.54 feet to an iron rod, thence South 89 degrees 54 minutes 56 seconds West 393.97 feet to an iron rod, thence North 00 degrees 03 minutes 22 seconds East 492.80 feet to the Point Of Beginning. Containing 4.46 acres, more or less. SUBJECT TO an easement over and across the North 11 feet thereof.

DESCRIPTION (TRACT "6")

Commence at a concrete monument marking the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 28, Township 1 North, Range 2 East, Leon County, Florida and run South 00 degrees 00 minutes 19 seconds West 494.06 feet to a concrete monument for a POINT OF BEGINNING, thence from said Point Of Beginning run North 89 degrees 48 minutes 30 seconds East 483.65 feet to a concrete monument, thence South 00 degrees 03 minutes 22 seconds West 492.80 feet to an iron rod, thence South 89 degrees 54 minutes 56 seconds West 270.79 feet to a concrete monument, thence North 00 degrees 09 minutes West 212.11 feet to a concrete monument, thence South 89 degrees 39 minutes 10 seconds West 211.85 feet to a concrete monument, thence North 00 degrees 00 minutes 19 seconds East 280.76 feet to the Point Of Beginning. Containing 4.43 acres, more or less. SUBJECT TO an easement over and across the North 11 feet of the East 11 feet thereof.

Not valid without embossed seal



DELTA

LAND SURVEYORS, Inc.

440 S. Jefferson St.

Monticello, FL 32344

Ph. (904) 997-0301 or 584-2849

JOB NO. 92-069-21

DATE March 23, 1992