

N98000000252

Robert A. Campbell, Jr.

Requestor's Name

1402 White Star Lane

Address

Tallahassee FL 32312 950-893-2707

City/State/Zip

Phone #

FILED

98 JAN 16 AM 11:14

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Office Use Only

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

1. OX BOTTOM UNIT HOMEOWNERS ASSOCIATION, INC

(Corporation Name)

(Document #)

100002402721--0

-01/16/98-01034-002

*****70.00 *****70.00

2. _____
(Corporation Name)

(Document #)

3. _____
(Corporation Name)

(Document #)

4. _____
(Corporation Name)

(Document #)

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☒ 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

P. Hall

JAN 16 1998

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DIVISION OF CORPORATION

Examiner's Initials	
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**ARTICLES OF INCORPORATION
OF
OX BOTTOM UNIT V HOMEOWNERS' ASSOCIATION, INC.**

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, all of whom are residents of 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:

ARTICLE I. NAME OF CORPORATION. The name of the corporation is OX BOTTOM UNIT V HOMEOWNERS' ASSOCIATION, INC., hereafter called the "Association".

ARTICLE II. PRINCIPAL OFFICE. The principal office of the Association is located at 1402 White Star Lane, Tallahassee, FL 32312.

ARTICLE III. REGISTERED AGENT. Robert A. Campbell, Jr., whose address is 1402 White Star Lane, Tallahassee, FL 32312, 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 of certain drainage easements within that certain tract of property described as: SEE EXHIBIT "A"

and to promote the health, safety and welfare of the residents within the above-described property. In furtherance of the specific and general purposes, the Association shall have the power to:

(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, hereinafter called the "Declaration", applicable only to this property and recorded or to be recorded in the Office of the Clerk of 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;

(d) Borrow money, and with the assent of 2/3 of the votes of members who are voting in person or by proxy at a meeting duly called for such purpose, 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, sale 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 Area, provided that any such merger, consolidation or annexation shall have the assent of 2/3 of the votes of members who are voting in person or by proxy at a meeting duly called for such purpose;

(g) Have and to 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, 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.

ARTICLE VI. VOTING RIGHTS. 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. 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. BOARD of DIRECTORS. The affairs of the Association shall be managed by a board of three directors, who need not be members of the Association. The number of directors and the directors' terms of office may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

Robert A. Campbell, Jr.	1402 White Star Lane	Tallahassee, FL 32312
Shirley V. Campbell	1402 White Star Lane	Tallahassee, FL 32312
Parker S. Campbell	1402 White Star Lane	Tallahassee, FL 32312

At the first annual meeting the members shall elect one-third of the directors for a term of one year, one-third of the directors for a term of two years and one-third of the directors for a term of three years; and at each annual meeting thereafter the members shall elect one-third of the directors for a term of three years.

ARTICLE VII. OFFICERS. The officers of the Association shall be a President and Vice-President who shall at all times be members of the board of directors, a Secretary, a Treasurer and such other officers as the board of directors may from time to time by resolution create. The election, term, removal and duties of the officers shall be set forth in the bylaws. Until the first election, Robert A. Campbell, Jr. shall serve as President, Shirley V. Campbell shall serve as Vice-President, and Robert A. Campbell, Jr. shall serve as Secretary and Treasurer.

ARTICLE IX. DISSOLUTION. The Association may be dissolved with the assent of 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 governmental 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. DURATION. The corporation shall exist perpetually, unless the Association is dissolved according to terms outlined herein.

ARTICLE XI. AMENDMENTS. Amendment of these Articles shall require the assent of 2/3 of the votes of members who are voting in person or by proxy at a meeting duly called for such purpose. Amendments may be proposed by the board of directors or any member of the Association.

ARTICLE XII. BYLAWS. The first Bylaws of the association shall be made and adopted by the board of directors and may be altered, amended, or rescinded in the manner provided by the Bylaws.

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 15th day of January, 1998.

Signed, sealed and delivered in the presence of:

[Signature]
(Printed name Larry S Wolfe)

[Signature]
(Printed name ROBIN HARPER-CROWSON)

[Signature]
(Printed name Larry S Wolfe)

[Signature]
(Printed name ROBIN HARPER-CROWSON)

[Signature]
(Printed name Larry S. Wolfe)

[Signature]
(Printed name ROBIN HARPER-CROWSON)

[Signature]
Robert A. Campbell, Jr.

[Signature]
Shirley V. Campbell

[Signature]
Parker S. Campbell

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I HEREBY CONSENT to the appointment as Resident Agent of this corporation.

State of Florida, County of Leon

[Signature]
Robert A. Campbell, Jr., as Resident Agent

The foregoing instrument was acknowledged before me this 15th day of JANUARY, 1998, by Robert A. Campbell, Jr., who is personally known to me or who has produced a valid Florida driver's license as identification and did (did not) take an oath.



LARRY S. WOLFE
MY COMMISSION # CC390895 EXPIRES
September 23, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

[Signature]
(Printed name Larry S Wolfe)

State of Florida, County of Leon

The foregoing instrument was acknowledged before me this 15th day of JANUARY, 1998, by Shirley V. Campbell who is personally known to me or who has produced a valid Florida driver's license as identification and did (did not) take an oath.



LARRY S. WOLFE
MY COMMISSION # CC390895 EXPIRES
September 23, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

[Signature]
(Printed name Larry S. Wolfe)

State of Florida, County of Leon

The foregoing instrument was acknowledged before me this 15th day of JANUARY, 1998, by Parker S. Campbell who is personally known to me or who has produced a valid Florida driver's license as identification and did (did not) take an oath.



LARRY S. WOLFE
MY COMMISSION # CC390895 EXPIRES
September 23, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

[Signature]
(Printed name Larry S Wolfe)

EXHIBIT "A"

SURVEYING



ENGINEERING

BOBBY A. PRESNELL AND ASSOCIATES INCORPORATED
1221 COMMERCIAL PARK DRIVE SUITE No. 1
TALLAHASSEE, FLORIDA 32303
—(904) 386-3462 FAX: (904) 422-0535—

A parcel of land lying in Section 20, Township 2 North, Range 1 East, Leon County, Florida being more particularly described as follows:

Commence at the Northeast corner of Lot 6, Block "E" of Ox Bottom, Unit 2 as per map or plat thereof recorded in Plat Book 10, page 14 of the Public Records of Leon County, Florida and run North 02 degrees 35 minutes 08 seconds East along the East boundary of lands described in Official Records Book 1440, page 2163 of the Public Records of Leon County, Florida a distance of 333.10 feet to the Southeast corner of Ox Bottom, Unit 3 as per map or plat thereof recorded in Plat Book 11, page 10 of the Public Records of Leon County, Florida; thence run North 00 degrees 12 minutes 15 seconds West along the East boundary of said Ox Bottom, Unit 3 a distance of 763.56 feet to the Southeast corner of Ox Bottom, Unit 4 as per map or plat thereof recorded in Plat Book 11, page 88 of the Public Records of Leon County, Florida; thence run along the Easterly and Northerly boundary of said Ox Bottom, Unit 4 as follows: North 14 degrees 07 minutes 18 seconds East 543.38 feet; thence run North 50 degrees 09 minutes 27 seconds West 143.43 feet; thence run North 15 degrees 40 minutes 35 seconds West 98.94 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 15 degrees 40 minutes 35 seconds West 306.10 feet; thence run North 74 degrees 06 minutes 39 seconds West 360.10 feet; thence run North 89 degrees 47 minutes 49 seconds West 430.57 feet; thence leaving said boundary of Ox Bottom, Unit 4 run North 00 degrees 30 minutes 02 seconds East along the East boundary of lands described in Official Records Book 168, page 216 of the Public Records of Leon County, Florida a distance of 1217.13 feet to the Southwest corner of lands described in Official Records Book 598, page 811 of the Public Records of Leon County, Florida; thence run South 89 degrees 27 minutes 07 seconds East along the South boundary of said lands a distance of 680.52 feet to the Northwest corner of Ox Bow Subdivision (unrecorded); thence run along the Westerly boundary of said Ox Bow Subdivision as follows: South 00 degrees 04 minutes 14 seconds West 240.49 feet to a point on the centerline of a 60.00 foot Ingress, Egress and Utility Easement; thence run along said centerline as follows: South 61 degrees 28 minutes 09 seconds West 202.01 feet to a point of curve to the left; thence along said curve with a radius of 126.75 feet, through a central angle of 61 degrees 13 minutes 31 seconds for an arc distance of 135.45 feet (the chord of said arc being South 30 degrees 51 minutes 18 seconds West 129.09 feet); thence run South 00 degrees 14 minutes 27 seconds West 299.01 feet; thence leaving said centerline run South 89 degrees 49 minutes 00 seconds East 244.36 feet; thence run North 89 degrees 58 minutes 37 seconds East 34.80 feet; thence run South 00 degrees 07 minutes 18 seconds East 252.41 feet; thence run South 27 degrees 17 minutes 45 seconds East 566.16 feet; thence run South 00 degrees 07 minutes 12 seconds East 102.15 feet; thence leaving said boundary of Ox Bow Subdivision run thence run South 89 degrees 55 minutes 23 seconds West 125.81 feet to the POINT OF BEGINNING, containing 18.800 acres, more or less.

Subject to a 60.00 foot Ingress, Egress and Utility easement.
JOB No. 96-476

PSR No. 487-10-96

EXHIBIT "A" (continued)

NOBLES, VARNUM & ASSOCIATES, INC.

ENGINEERING & LAND SURVEYING • FLORIDA & GEORGIA

1324 WEST CRAWFORD STREET
QUINCY, FLORIDA 32351
(904) 875-3179

3559 TIMBERLANE SCHOOL ROAD
TALLAHASSEE, FLORIDA 32312
(904) 668-3211

October 28, 1988
NVA Job No. 1822-1

Tract 1 (2.58 Acres)
Ox Bow (unrecorded)

Commence at the Southeast corner of the West Half of the Northeast Quarter of Section 20, Township 2 North, Range 1 East, Leon County, Florida and thence run South 00 degrees 04 minutes 42 seconds West 103.79 feet to a concrete monument marking the Southeast corner of Ox Bow Subdivision (unrecorded); thence run South 89 degrees 53 minutes 25 seconds West along the Southerly boundary of said Ox Bow Subdivision 891.54 feet; thence run North 00 degrees 09 minutes 10 seconds West along the Westerly boundary of said Ox Bow Subdivision 102.15 feet; thence run North 27 degrees 20 minutes 15 seconds West along the Southerly boundary of that property as recorded in O.R. Book 983 at page 695 of the Public Records of Leon County, Florida a distance of 566.61 feet; thence run North 00 degrees 09 minutes 10 seconds West along the Westerly boundary of said property 252.44 feet to a concrete monument; thence run South 89 degrees 56 minutes 45 seconds West along the Southerly boundary of said Ox Bow Subdivision 22.90 feet to a concrete monument marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 56 minutes 45 seconds West 11.90 feet to a concrete monument; thence run North 89 degrees 51 minutes 05 seconds West 244.35 feet to the centerline of Ox Bow Road (a 60 foot roadway easement); thence run North 00 degrees 15 minutes 33 seconds East along said centerline 299.26 feet to a point of curve to the right having a radius of 126.75 feet; thence run along said centerline curve 135.45 feet (chord bears North 30 degrees 52 minutes 24 seconds East 129.09 feet); thence run North 61 degrees 29 minutes 15 seconds East along the centerline of said Ox Bow Road 215.57 feet to the Westerly boundary of Lot 3 of said Ox Bow Subdivision; thence run South 00 degrees 05 minutes 20 seconds West along the Westerly boundary of Lot 3 and the Westerly boundary of Lot 2 of said Ox Bow Subdivision 513.52 feet to the POINT OF BEGINNING; containing 2.58 acres, more or less.