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TRANSMITTAL LETTER

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Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

99 FEB 12 PM 3:15

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

SUBJECT: GLEAY HAWK HOMEOWNERS ASSOCIATION, INC  
(Proposed corporate name - must include suffix)

~~700002774197--7~~  
~~-02/12/99-01063-019~~  
~~\*\*\*\*\*78.75 \*\*\*\*\*78.75~~

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee  
& Certificate of Status

☒ \$78.75  
Filing Fee  
& Certified Copy

☐ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate of  
Status

ADDITIONAL COPY REQUIRED

FROM: Michael Constant  
Name (Printed or typed)

4727 N. Monroe  
Address

TALLAHASSEE FLA 32303  
City, State & Zip

514-1000  
Daytime Telephone number

700002774197--7  
-02/12/99-01063-019  
\*\*\*\*\*78.75 \*\*\*\*\*78.50

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99 FEB 12 PM 2:49  
DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

P. Hall  
FEB 12 1999  
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NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION  
OF  
GLEN HAWK  
HOMEOWNERS ASSOCIATION, INC.

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99 FEB 12 PM 3:15  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned, acting as incorporator of a non-profit corporation under Chapter 617 of the Florida Statutes, does hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation (hereinafter called the Association) is **GLEN HAWK HOMEOWNERS ASSOCIATION, INC.**

ARTICLE II

The owners of property in **GLEN HAWK** and such other owners of property as may later be annexed into the subdivision known as **GLEN HAWK** shall be members of this Association. The legal description of the property currently composing **GLEN HAWK** is described in Exhibit "A" attached hereto.

The specific primary purpose for which the Association is formed is to provide for maintenance of any common areas within the subdivision. Generally, the Association's purpose is to promote the health, safety, and welfare of the residents within the subdivision.

In furtherance of the specific and general purposes, the Association shall have power to:

(a) Perform all of the duties and obligations of the Association as set forth in restrictive covenants applicable to the subdivision;

(b) Affix, levy and collect and enforce payment by any lawful means of, all charges and assessments pursuant to the terms of the applicable restrictive covenants; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association;

(c) Acquire (by gift, purchase, or otherwise), own, hold and improve, build upon, 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) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes; or annex additional residential property or common areas, provided that any merger, consolidation or annexation shall have the assent by vote or written instrument of two-thirds (2/3) of the votes of the Association;

(e) Have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the restrictive covenants, and no part of any net earnings of the Association will inure to the benefit of any member.

### ARTICLE III

Every person or entity who is a record owner of a fee or undivided fee interest in any unit which is within the property described in Exhibit "A", but excluding persons or entities 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 unit.

### ARTICLE IV

The period of duration of the Association shall be perpetual.

### ARTICLE V

The address of the principal office of the Association, and the name of the registered agent at such address, is:

**MEHRDAD GHAZVINI-NEJAD  
4727 North Monroe Street  
Tallahassee, Florida 32303**

#### ARTICLE VI

The affairs of the Association shall be managed by a board of directors, a president and vice president, who shall at all times be members of the board of directors, and a secretary and treasurer. Such officers shall be elected at the first meeting of the board of directors following each annual meeting of members. The method of election of the directors shall be as stated in the Bylaws.

The names of the officers who are to serve until the first election are:

MEHRDAD GHAZVINI-NEJAD	-	President
BEHZAD GHAZVINI-NEJAD	-	Vice-President
HOSSEIN GHAZVINI-NEJAD	-	Secretary/Treasurer

#### ARTICLE VII

The number of persons constituting the first board of directors of the Association shall be three (3), and the names and addresses of the persons who shall serve as directors until the first election are:

HOSSEIN GHAZVINI-NEJAD 4727 North Monroe Street Tallahassee, Florida 32303	MEHRDAD GHAZVINI-NEJAD 4727 North Monroe Street Tallahassee, Florida 32303
BEHZAD GHAZVINI-NEJAD 4727 North Monroe Street Tallahassee, Florida 32303	

#### ARTICLE VIII

The Bylaws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of a majority of each class of members existing at the time of and present at such meeting, except that the initial Bylaws of the Association shall be made and adopted by the directors.

#### ARTICLE IX

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association or at any special meeting duly called and held for such purpose, on the affirmative vote of two-thirds (2/3) of each class of members existing at the time of, and present at such meeting.

#### ARTICLE X

The Association shall have two (2) classes of voting members as follows:

Class A - Class A members shall be all owners of property within the subdivision with the exception of Declarant, and shall be entitled to one (1) vote for each unit owned as defined in the restrictive covenants. When more than one (1) person holds an interest in any unit, all such persons shall be members. The vote

or votes for such unit shall be exercised as such members may determine among themselves.

Class B - The Class B member shall be the Declarant, as such term is defined in the Declaration of Restrictive Covenants of **GLEN HAWK**, who shall be entitled to two (2) votes for each unit within the subdivision owned by Declarant to be constructed as shown on the approved preliminary plat of the property.

#### ARTICLE XI

On dissolution, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization organized and operated for such similar purposes.

#### ARTICLE XII

Notwithstanding any other provision of these Articles to the contrary, so long as Class B membership exists, the following actions shall require the prior approval of the Federal Housing Authority and the Veterans Administration: annexation of any additional property, mergers or consolidations, mortgaging of common areas, dedication of common areas to public use, dissolution, or amendment of the Articles of Incorporation.

EXECUTED this 26<sup>th</sup> day of JANUARY, 1999 <sup>99</sup> ~~FEB~~ 12 PM 1:28

INCORPORATOR:

GLEN HAWK HOMEOWNERS ASSOCIATION, INC. SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

By: \_\_\_\_\_

Its President

GARDNER, SHELFER, DUGGAR,  
BIST & WIENER, P.A.

Attorneys for Association  
1300 Thomaswood Drive  
Tallahassee, FL 32312  
(850) 385-0070

STATE OF FLORIDA,  
COUNTY OF LEON.

BEFORE ME, the undersigned authority, personally appeared Mehrdad Ghazvini for GLEN HAWK HOMEOWNERS ASSOCIATION, INC., who, first being duly sworn by me, and to me well known to be the individual described in the foregoing Articles of Incorporation, acknowledged to and before me that he executed the same for the purposes expressed therein on behalf of the partnership.

WITNESS my hand and official seal on this 26<sup>th</sup> day of JANUARY, 1999.

[Signature]  
NOTARY PUBLIC -

My Commission Expires:



Elizabeth J. Colvin  
MY COMMISSION # CC707885 EXPIRES  
January 13, 2002  
BONDED THRU TROY FAIN INSURANCE, INC.



**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 607.0501, Florida Statutes, the undersigned 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 ("Association") is **GLEN HAWK HOMEOWNERS ASSOCIATION, INC.**

2. The name and address of the Registered Agent and principal office is:

**MEHRDAD GHAZVINI-NEJAD  
4727 North Monroe Street  
Tallahassee, Florida 32303**

DATED this 26<sup>th</sup> day of February, 1999.

**GLEN HAWK HOMEOWNERS  
ASSOCIATION, INC.**

By: \_\_\_\_\_

Its President

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.

**MEHRDAD GHAZVINI-NEJAD**

DATED: February 26<sup>th</sup>, 1999

FILED  
99 FEB 12 PM 3:15  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

RANGE 1 EAST,  
LEON COUNTY, FLORIDA

Exhibit A

# DEDICATION

STATE OF FLORIDA  
COUNTY OF LEON

Know all men by these presents that Olson Landing, Inc., (a Florida corporation organized and existing under the laws of the State of Florida), the owner in fee simple of the land shown hereon, plotted as GLEN HAWK (formerly known as OLSON LANDING PHASE 1), and more particularly described as follows:

A tract of land lying in Section 8, Township 1 North, Range 1 East, Leon County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 9, Township 1 North, Range 1 East, Leon County, Florida and run North along the Easterly boundary of said Section 9 a distance of 33.00 feet to a re-rod (marked #545) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run North 00 degrees 15 minutes 33 seconds West along the Easterly boundary of said Section 9 (as monumented) and along the Westerly boundary of Stonegate Subdivision (recorded in Plat Book 7, Page 39 of the Public Records of Leon County, Florida) a distance of 339.56 feet to a re-rod, thence run North 00 degrees 10 minutes 39 seconds East along said Easterly boundary (as monumented) and along said Westerly boundary (as monumented) a distance of 127.39 feet to a re-rod (marked #548), thence run West 882.20 feet to a re-rod (City of Tallahassee) lying on the Easterly right-of-way boundary of Olason Road, thence run South 00 degrees 07 minutes 44 seconds East along said Easterly right-of-way boundary 467.22 feet to a re-rod (marked #732), thence leaving said right-of-way boundary run North 89 degrees 58 minutes 57 seconds East 882.29 feet to the POINT OF BEGINNING containing 9.48 acres, more or less.

Have caused said lands to be divided and subdivided as shown hereon and do hereby dedicate the following:

- 1) To the perpetual use of the Public all roads, streets, and other right-of-ways and all easements for utilities, drainage and other purposes incident thereto as shown hereon.
- 2) To the GLEN HAWK, Home Owners Association, Inc., all Open Spaces and conservation easements as shown and depicted hereon.
- 3) To the City of Tallahassee, the Stormwater Management Area as shown and depicted hereon.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 19\_\_

AUTHORIZED SIGNATURE  
Hossein Ghazvini,  
President

WITNESS

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF LEON

Before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1992, personally appeared Hossein Ghazvini, President of OLSON LANDING, INC., a Florida Corporation, on behalf of the corporation, who is personally known to me or who provided forgoing dedication and acknowledged that they executed the purposeful purpose of the use and voluntarily for the use and

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PUBLIC RECORDS LEON CNTY FL  
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DAVE LANG, CLERK OF COURTS

BK: R2217 PG: 01079



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1. This