

**Locklin  
& Jones, P.A.**  
ATTORNEYS AT LAW

N99000003383

Jack Locklin, Jr.  
Board Certified  
Real Estate Attorney

Angela J. Jones

May 25, 1999

Florida Department of State  
Division of Corporations  
P.O. Box 6327  
409 E. Gaines Street  
Tallahassee, FL 32314

500002888465--3  
-05/27/99--01062--008  
\*\*\*122.50 \*\*\*\*\*78.75

RE: **Articles of Incorporation of  
Genesis Park owners' Association, Inc.**

Dear Sir:

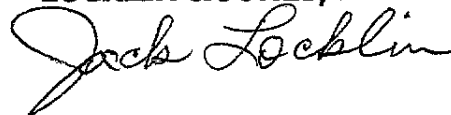
Enclosed is an original and one executed copy of the Articles of Incorporation of **Genesis Park owners' Association, Inc.** and an original and one copy of an executed Certificate Designating the Resident Agent. Check in the amount of \$122.50 in payment of the following fees is also enclosed:

Filing Fee	\$35.00
Certificate Designating Resident Agent	35.00
Certified Copy	52.50
Total .....	<u>\$122.50</u>

Please file the original and certify and return the copy of the enclosed Articles of Incorporation.

Yours very truly,

**LOCKLIN & JONES, P.A.**



Jack Locklin, Jr.

JL:jl  
Enclosures

FILED  
1999 MAY 27 AM 9:12  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED  
1999 MAY 27 AM 9:12  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**      1st draft

**OF**

**GENESIS PARK OWNERS' ASSOCIATION, INC.**

**ARTICLE I**

The name of this non-profit corporation is GENESIS PARK OWNERS' ASSOCIATION, INC.

**ARTICLE II**

This non-profit corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for construction, repair and maintenance of any and all common facilities located upon the following described real property located in Santa Rosa County, Florida, to-wit:

That parcel described on the face of the Plat of Genesis Park Subdivision, to be recorded in the public records of Santa Rosa County, Florida;

and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose 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 to the property and recorded or to be recorded in the Office of the Clerk of the Court of Santa Rosa

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 two-thirds (2/3) of all 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 each class of the total membership, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes provided that such merger or consolidation shall have the assent of two-thirds (2/3) of the total membership;

(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;

(h) to construct, repair and maintain any additional common facilities which will be acquired by this corporation in the future, all of which will be located upon the real property described below in Article 3;

(i) the transaction of any or all lawful business for which corporations may be incorporated; and

(j) to enforce by any proceeding at law or in equity all restrictions, conditions, covenants, reservations, liens and charges imposed by the provisions of the Declaration.

### **ARTICLE III - QUALIFICATION OF MEMBERS**

#### **AND THE MANNER OF THEIR ADMISSION**

Any persons owning property located within the confines of the property described below, shall be a member of this non-profit corporation, which membership shall be appurtenant to and may not be separated from the ownership of such property, being property in Santa Rosa County, Florida, more particularly described as follows, to-wit:

That parcel described on the face of the Plat of Genesis Park Subdivision to be recorded in the public records of Santa Rosa County, Florida.

### **ARTICLE IV - DURATION AND ELECTION OF DIRECTORS**

This corporation shall exist for perpetual duration. Directors shall be elected in accordance with the association's by-laws and the Restrictive Covenants applicable to the above described property.

**ARTICLE V - AMENDMENT OF**  
**ARTICLES OF INCORPORATION**

The Amendment of the Articles of Incorporation of this non-profit corporation shall require the approval of the Owners of at least two-thirds (2/3) of the Lots in the real property located in Santa Rosa County, Florida, as described in Article III above.

**ARTICLE VI - DISSOLUTION**

If this non-profit corporation is ever dissolved, its assets shall be dedicated to a public body, or conveyed to a non-profit organization with similar purposes.

**ARTICLE VII - SUBSCRIBER**

The corporation's principal office shall be located at 3909 Rodella Street, Pace, Florida 32571.

The name and residence of the corporation's subscriber is as follows: Danny Warrick, 3909 Rodella Street, Pace, Florida 32571.

**ARTICLE VIII - INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this corporation is Danny Warrick, 3909 Rodella Street, Pace, Florida 32571, and the name of the initial registered agent of this corporation at that address is Danny Warrick.

**ARTICLE IX - INITIAL BOARD OF DIRECTORS**

This corporation shall have three directors initially. The number of directors may be

increased from time to time but shall never be less than three. The names and addresses of the initial directors of this corporation are:

<u>NAME:</u>	<u>ADDRESS:</u>
Danny Warrick	3909 Rodella Street Pace, Florida 32571
Eileen Warrick	3909 Rodella Street Pace, Florida 32571
Kevin Scott Warrick	3909 Rodella Street Pace, Florida 32571

#### ARTICLE X – VOTING RIGHTS

The following definitions are given specifically for this Article.

(a) **Owner** – Owner shall mean and refer to the record owner, whether one or more persons, firms, or corporations, of the fee simple title to any Lot which is a part of the property, but excluding those having such interests merely as security for the performance of an obligation; and

(b) **Declarant** – Declarant shall mean and refer to Genesis Park, Inc., its successors and assigns, being the entity responsible for the platting and general initial development of the subdivision.

The Association shall have two classes of voting membership:

**Class A.** Class A shall be all Owners, with the exception of the Declarant, and shall entitled to one (1) vote for each Lot owned. When more than one person holds an

interest in a 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 member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. 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 or exceed the total votes outstanding in the Class B membership; or
- (b) on December 31, 2002.

#### **ARTICLE XI – FHAVA 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.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation on this 18 day of May, 1999.

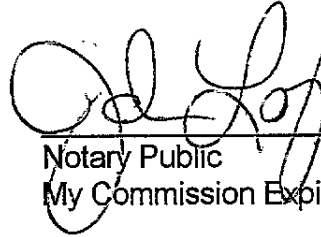
  
\_\_\_\_\_  
Danny Warrick

STATE OF FLORIDA

COUNTY OF SANTA ROSA

Before me, the undersigned Notary Public in and for the State of Florida at Large, did personally appear Danny Warrick, who (  ) is personally known to me or (  ) has produced his \_\_\_\_\_ as identification and who executed the foregoing Articles of Incorporation of Genesis Park Owners' Association, Inc., and being duly sworn under oath, acknowledged that he executed the same for the uses and purposes therein expressed.

Given under by hand and official seal this 18 day of May, 1999.



\_\_\_\_\_  
Notary Public  
My Commission Expires:

NOTARY PUBLIC - STATE OF FLORIDA  
JACK LOCKLIN, JR.  
COMMISSION # CC 692552  
EXPIRES 12/28/2001  
BONDED THRU ASA 1-888-NOTARY1



**CERTIFICATE DESIGNATING PLACE OF BUSINESS FOR DOMICILE**  
**FOR THE SERVICE OF PROCESS WITHIN THIS STATE, AND NAMING**  
**AGENT UPON WHOM PROCESS MAY BE SERVED**

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted:

GENESIS PARK OWNERS ASSOCIATION, INC., desiring to organize under the Laws of the State of Florida with its principal office as indicated in the Articles of Incorporation at Gulf Breeze, Santa Rosa County, Florida, has named Danny Warrick, 3909 Rodella Street, Pace, FL 32571, as agent to accept service of process within the State.

Dated this 18 day of May, 1999.

**GENESIS PARK OWNERS' ASSOCIATION, INC.**

By: *Danny Warrick*  
DANNY WARRICK

**ACCEPTANCE**

Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity and agree to comply with the provisions of the act relative to keeping open an office.

*Danny Warrick*  
DANNY WARRICK

FILED  
1999 MAY 27 AM 9:12  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA