

EMMANUEL, SHEPPARD & CONDON

ATTORNEYS AT LAW

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ALAN C. SHEPPARD  
J.D. SMITH  
CRYSTAL COLLINS SPENCER  
WATREN R. TODD

*19600005788*

October 25, 1996

Corporate Records Bureau  
Division of Corporations  
Department of State  
Post Office Box 6327  
409 East Gaines Street  
Tallahassee, Florida 32399

300001994353--6  
-11/01/96--01083--018  
\*\*\*\*122.50 \*\*\*\*122.50

RE: Shadow Lakes Homeowners Association, Inc.  
Our File M530-24103

Gentlemen:

Enclosed herewith please find executed original and copy of Articles of Incorporation with respect to **Shadow Lakes Homeowners Association, Inc.**

Also enclosed please find our check in the amount of \$122.50 in payment of the following fees:

Designation of Registered Agent	35.00
Filing Fee	35.00
Certified Copy	<u>52.50</u>
	\$122.50

FILED  
96 NOV 12 PM 12:30  
STATE OF FLORIDA  
TALLAHASSEE

Please file the Articles of Incorporation and return to the undersigned a certified copy of same.

*JWA*  
*11/13/96*

Very truly yours,

*John W. Monroe, Jr.*  
John W. Monroe, Jr.  
For the Firm

JWMjr:jb  
Enclosures



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

November 5, 1996

EMMANUEL SHEPPARD & CONDON  
P.O. DRAWER 1271  
PENSACOLA, FL 32596

SUBJECT: SHADOW LAKES HOMEOWNERS ASSOCIATION, INC.  
Ref. Number: W96000023482

We have received your document for SHADOW LAKES HOMEOWNERS ASSOCIATION, INC. and check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity. Simply adding "of Florida" or "Florida" to the end of an entity name **DOES NOT** constitute a difference. Please select a new name and make the substitution in all appropriate places. One or more words may be added to make the name distinguishable from the one presently on file.

When the document is resubmitted, please return a copy of this letter to ensure that your document is properly handled.

If you have any questions about the availability of a particular name, please call (904) 488-9000.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6934.

Loria Poole  
Corporate Specialist

Letter Number: 996A00050800

REC'D NOV 7 1996

**EMMANUEL, SHEPPARD & CONDON**

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T.A. BORDOWSKI, JR.  
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ALAN C. SHEPPARD  
J.D. SMITH  
CRYSTAL COLLINS SPENCER  
WARREN R. TODD

November 7, 1996

Corporate Records Bureau  
Division of Corporations  
Department of State  
Post Office Box 6327  
409 East Gaines Street  
Tallahassee, Florida 32399

RE: Shadow Lakes of Santa Rosa Homeowners Association, Inc.  
Our File M530-24103

Gentlemen:

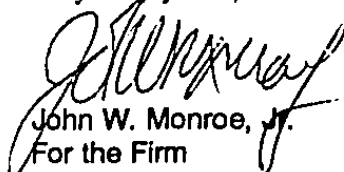
Enclosed herewith please find executed original and copy of Articles of Incorporation with respect to **Shadow Lakes of Santa Rosa Homeowners Association, Inc.**

Also enclosed is a copy of your transmittal letter in which our initial Articles of Incorporation were rejected due to a conflict in the proposed name. Your letter also acknowledges receipt of our check in the amount of \$122.50 in payment of the following fees:

Designation of Registered Agent	35.00
Filing Fee	35.00
Certified Copy	<u>52.50</u>
	\$122.50

Please file the Articles of Incorporation and return to the undersigned a certified copy of same.

Very truly yours,

  
John W. Monroe, Jr.  
For the Firm

JWMjr:jb  
Enclosures

30 SOUTH SPRING STREET, PENSACOLA, FL 32501  
(904) 433-6581 FACSIMILE (904) 434-5856

9428 NAVARRE PARKWAY, SUITE E, NAVARRE, FL 32566  
(904) 939-0037 FACSIMILE (904) 936-0307

**ARTICLES OF INCORPORATION  
OF  
SHADOW LAKES OF SANTA ROSA HOMEOWNERS ASSOCIATION, INC.  
(A Corporation Not For Profit)**

FILED  
JAN 12 12 PM 12:30  
SANTA ROSA COUNTY  
FLORIDA

**ARTICLE I - NAME**

This corporation shall be known as SHADOW LAKES OF SANTA ROSA HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "ASSOCIATION." The principal office of the ASSOCIATION shall be located at 3298 Summit Boulevard, #18, Pensacola, Florida 32503-4350, 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.

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

The address of the initial registered office is 3298 Summit Boulevard, #18, Pensacola, Florida 32503-4350. 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. The name of the initial registered agent is Max L. Dickson.

**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:

For legal description, see Exhibit "A" attached and incorporated herein by reference which is or will be platted as Shadow Lakes - Unit 1.

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 (it is contemplated that at least two Future Phases shall be added and brought under the control of the ASSOCIATION as provided in the Declaration of Covenants, Conditions and Restrictions), 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 in the Public Records of Santa Rosa 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 the total votes outstanding in the Class B membership, provided, however, that if, after conversion of the Class B membership to Class A membership Unit Two or Unit Three is annexed, the Class B membership shall thereupon be reinstated with Declaration being a Class B member as to all lots owned by Declarant in the annexed unit until the then total votes outstanding in the Class A membership again equals or exceeds the then total votes outstanding in the Class B membership in that unit.

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 three months after ninety percent (90%) of the Lots in the Subdivision, including all future phases, have been conveyed to members.

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.

In all events, Class B membership shall cease to exist and be converted to Class A and shall not thereafter be reinstated on December 31, 2002.

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

This corporation is to exist perpetually.

### **ARTICLE VII - INCORPORATOR**

The name and address of the Incorporator is Max L. Dickson, 3298 Summit Boulevard, #18, Pensacola, Florida 32503-4350.

### **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. MAX L. DICKSON  
3298 Summit Boulevard, #18  
Pensacola, FL 32503-4350
2. DICK GODFREY  
3298 Summit Boulevard, #18  
Pensacola, FL 32503-4350
3. BILL BENTLEY  
3298 Summit Boulevard, #18  
Pensacola, FL 32503-4350

### **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:	MAX L. DICKSON
Vice President:	DICK GODFREY
Secretary/Treasurer:	BILL BENTLEY

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 six (6) 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.

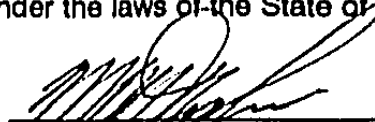
#### **ARTICLE XIII - FHA/VA APPROVAL**

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 7th day of November, 1996, for the purpose of forming this corporation not for profit under the laws of the State of Florida.

  
\_\_\_\_\_  
Incorporator - MAX L. DICKSON

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing was acknowledged before me this 7th day of November, 1996, by MAX L. DICKSON, who is personally known to me.

  
\_\_\_\_\_  
NOTARY PUBLIC



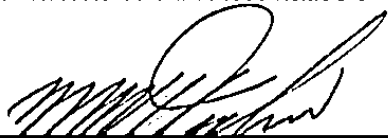
**RESIDENT AGENT'S CERTIFICATE**

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

SHADOW LAKES OF SANTA ROSA 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 MAX L. DICKSON whose address is 3298 Summit Boulevard, #18, Pensacola, Florida 32503-4350, as its agent to accept service of process within this State.

**Acknowledgement and Acceptance**

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.

  
\_\_\_\_\_  
MAX L. DICKSON

F:\USERS\JMB\M24103\REVAOI

**FILED**  
96 NOV 12 PM 12:30  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

**EXHIBIT "A" TO ARTICLES OF INCORPORATION  
OF SHADOW LAKES OF SANTA ROSA HOMEOWNERS ASSOCIATION, INC.**

COMMENCE AT A 4" X 4" CONCRETE MONUMENT, UNNUMBERED, AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA. SAID CORNER ALSO BEING THE NORTHEAST CORNER OF EAST BAY HEIGHTS AS RECORDED IN PLAT BOOK " B " AT PAGE 149 OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE GO SOUTH 88°15'12" WEST ALONG THE NORTH LINE OF SECTION 19, SAID NORTH LINE ALSO BEING THE NORTH LINE OF SAID EAST BAY HEIGHTS, FOR DISTANCE OF 1297.54 FEET (SOUTH 89°45'46" WEST, 1299.57 FEET, ACCORDING TO PLAT OF EAST BAY HEIGHTS) TO A 4" X 4" CONCRETE MONUMENT, UNNUMBERED, AT THE NORTHWEST CORNER OF SAID EAST BAY HEIGHTS AND FOR THE POINT OF BEGINNING; THENCE GO SOUTH 00°51'00" EAST ALONG THE WEST LINE OF EAST BAY HEIGHTS FOR A DISTANCE OF 1132.94 FEET ( SOUTH 00°09'05" WEST, ACCORDING TO PLAT OF EAST BAY HEIGHTS ); THENCE DEPARTING WEST LINE OF EAST BAY HEIGHTS, GO SOUTH 89°09'00" WEST FOR DISTANCE OF 50.00 FEET; THENCE SOUTH 75°06'50" WEST FOR A DISTANCE OF 164.92 FEET; THENCE SOUTH 89°09'00" WEST FOR A DISTANCE OF 200.00 FEET; THENCE SOUTH 76°14'05" SECONDS WEST FOR A DISTANCE OF 105.17 FEET; THENCE NORTH 17°01'20" WEST FOR A DISTANCE OF 17.03 FEET; THENCE SOUTH 89°29'00" WEST FOR A DISTANCE 200.00 FEET; THENCE NORTH 35°39'42" WEST FOR A DISTANCE OF 875.24 FEET; THENCE NORTH 00°01'14" WEST FOR A DISTANCE OF 80.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST BAY BOULEVARD ( STATE ROAD NO. S-399, 100' R/W); THENCE GO NORTH 62°07'54" EAST ALONG SAID SOUTHERLY RIGHT- OF-WAY LINE FOR A DISTANCE OF 1363.31 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, GO SOUTH 00°39'29" EAST FOR DISTANCE OF 239.00 FEET; THENCE NORTH 88°57'12" EAST FOR DISTANCE OF 2.03 FEET TO THE POINT OF BEGINNING. ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTIONS 18 AND 19, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AND CONTAINS 26.60 ACRES, MORE OR LESS.