

OR 1925 PG 1047

**RESTATED ARTICLES OF INCORPORATION**  
OF  
**BLAIRSTONE HOMES ASSOCIATION, INC.**  
A CORPORATION NOT FOR PROFIT

DAVE LAHG  
CLERK OF THE CIRCUIT COURT  
LEON COUNTY, FLORIDA

JUL 23 10 38 AM '96

RECORDED IN THE PUBLIC  
OFFICE OF THE CLERK OF THE  
COURT OF LEON COUNTY, FLORIDA

1465434

We, the undersigned, hereby associate ourselves together for the purpose of becoming incorporated under the laws of the State of Florida, applicable to corporations not for profit, under the following proposed Charter.

**ARTICLE I NAME**

The name of the corporation is **BLAIRSTONE HOMES ASSOCIATION, INC.** (hereinafter "Association").

**ARTICLE II PURPOSES AND POWERS**

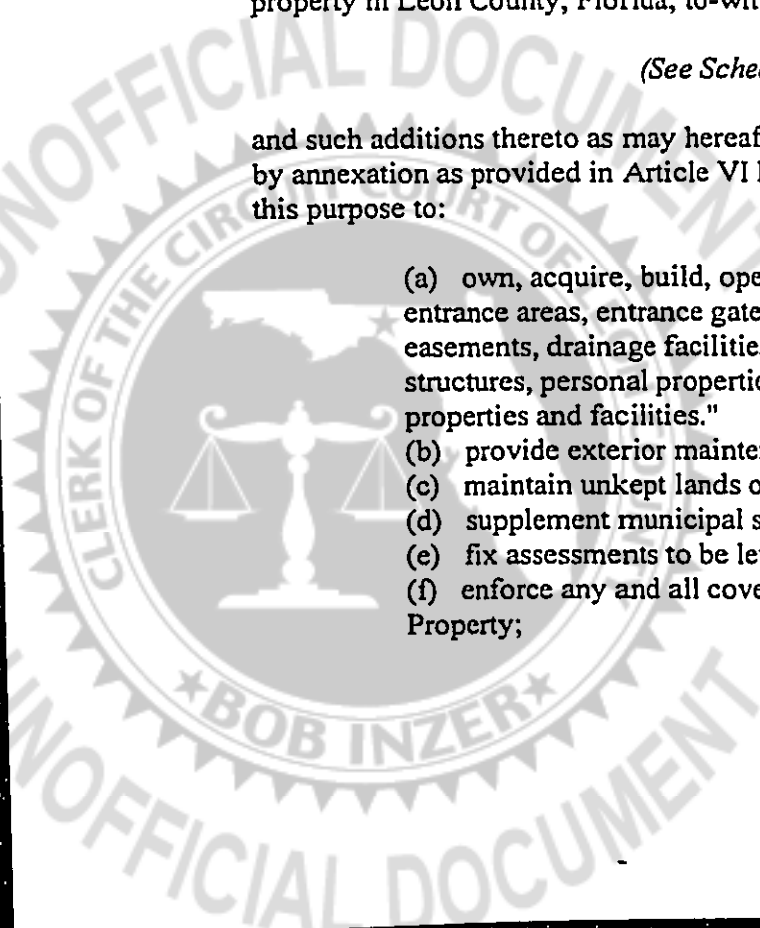
The Association does not contemplate pecuniary gain or profit, direct or indirect, to its members. The purposes for which it is formed are:

To promote the health, safety, and welfare of the residents within the following described property in Leon County, Florida, to-wit:

*(See Schedule "A" attached hereto.)*

and such additions thereto as may hereafter be brought within the jurisdiction of this Association by annexation as provided in Article VI herein, hereinafter referred to as "the Property" and for this purpose to:

- (a) own, acquire, build, operate and maintain recreation parks, playgrounds, entrance areas, entrance gates, street rights-of-way, streets, footways, drainage easements, drainage facilities, street lighting, street signs, including buildings, structures, personal properties incident thereto hereinafter referred to as "the common properties and facilities."
- (b) provide exterior maintenance of the lots and yards within the Property;
- (c) maintain unkept lands or trees;
- (d) supplement municipal services;
- (e) fix assessments to be levied against the Property;
- (f) enforce any and all covenants, restrictions and agreements applicable to the Property;



- (g) pay taxes, if any, on the common properties and facilities;
- (h) promote the social welfare and education of the members hereof, and to promote the public safety within the confines of the Blairstone Townhomes, including, but not limited to, the prevention of cruelty and danger to children and animals, and to generally promote the physical fitness and welfare, all for the benefit only of the members hereof; and,
- (i) insofar as permitted by law, to do any other thing that, in the opinion of the Board of Directors, will promote the common benefit and enjoyment of the residents of the Property.

### ARTICLE III MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Every person or entity who is a record owner of a fee or undivided fee interest in any Lot that is subject by covenants of record to annual dues and special assessments by the Association shall be a member of the Association, provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member. The requirement of membership shall not apply to any mortgagee acquiring title by foreclosure or otherwise, pursuant to the mortgage instrument.

Section 2. Voting Rights. The Association shall have one class of membership. Members shall be all of those owners defined in Section 1. Members shall be entitled to one vote for each Lot in which they hold the interests required for membership by Section 1. When more than one person holds such interest or interests in any Lot, all such persons shall be members, and the vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such Lot.

### ARTICLE IV BOARD OF DIRECTORS AND OFFICERS: SELECTION: TERMS OF OFFICE

The affairs of the Association shall be managed by a Board of Directors, which shall include a President, a Vice-President, a Secretary and a Treasurer, who shall be elected as provided for in the Bylaws of the Association. The Board of Directors shall be comprised of not more than nine (9) nor less than five (5) directors, all of whom shall be members of the Association.



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Articles of Incorporation, page 3

Blairstone Homes Association, Inc.

#### ARTICLE V ADDITIONS TO THE PROPERTY AND MEMBERSHIP

Additions to the Property described in Article II may be made only in accordance with the provisions of the recorded covenants and restrictions or amendments thereto applicable to said Property. Such additions, when properly made under the applicable covenants, shall extend the jurisdiction, functions, duties, and membership of this Association to such additions. Such approval must have the assent of two-thirds of the members, who shall vote in person or by signed and dated ballot at a meeting duly called for this purpose, written notice of which shall be mailed to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

#### ARTICLE VI MERGERS AND CONSOLIDATIONS

Subject to the provisions of the recorded covenants and restrictions or amendments thereto applicable to the Property described in Article II, and to the extent permitted by law, the Association may participate in mergers and consolidations with other corporations not for profit organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds of the members, who shall vote in person or by signed and dated ballot at a meeting duly called for this purpose, written notice of which shall be mailed to all members at least (30) days in advance and shall set forth the purpose of the meeting.

#### ARTICLE VII MORTGAGES AND OTHER INDEBTEDNESS

The Association shall have power to mortgage its Property only to the extent authorized herein.

The total debts of the Association including the principal amount of such mortgages, outstanding at any time, shall not exceed the total of five (5) years' assessments current at that time, provided that any action to mortgage property or otherwise incur debt must have the assent of two-thirds of the members, who shall vote in person or by signed and dated ballot at a meeting duly called for this purpose, written notice of which shall be mailed to all members at least (30) days in advance and shall set forth the purpose of the meeting.

#### ARTICLE VIII QUORUM FOR ANY ACTION GOVERNED BY ARTICLES V, VI, AND VII OF THESE ARTICLES

A quorum required for any action governed by Articles V, VI, and VII shall be two-thirds of the members represented in person or by signed and dated ballot at a meeting duly called as provided herein. All voting shall be by signed and dated ballot, and all ballots cast shall be retained in the records of the Association for a period of one year.

**ARTICLE IX DEDICATION OF THE PROPERTY OR TRANSFER OF FUNCTION  
TO PUBLIC AGENCY OR UTILITY**

The Association shall have power to dispose of its real Property only under the procedure set forth in Articles VI, XI, and XII herein.

**ARTICLE X DURATION**

The Association shall exist perpetually.

**ARTICLE XI DISSOLUTION**

The Association may be dissolved only with the assent given in writing and signed by the members entitled to cast two-thirds of the votes. Written notice of a proposal to dissolve, setting forth the reasons therefor and the disposition to be made of the assets (which shall be consonant with Article XII hereof) shall be mailed to every member at least ninety (90) days in advance of any action taken.

**ARTICLE XII DISPOSITION OF ASSETS UPON DISSOLUTION**

Upon dissolution of the corporation, the assets, both real and personal of the corporation, shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the corporation. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any corporation not for profit, association, trust or other organization to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the corporation. No such disposition of Association properties shall be effective to divest or diminish any right or title of any member vested in him under the recorded covenants and deeds applicable to the Property unless made in accordance with the provisions of such covenants and deeds.

**ARTICLE XIII AMENDMENTS**

These Articles may be amended in accordance with the law by assent of two-thirds of all members provided that no amendment shall be effective to impair or dilute any rights of members that are governed by the recorded covenants and restrictions or amendments thereto



applicable to the Property (as, for example, membership and voting rights) that are part of the property interests created thereby. Members shall vote on amendments in person or by signed and dated ballot at a meeting duly called for this purpose, written notice of which shall be mailed to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

This certificate is executed in Tallahassee, Leon County, Florida, this 14<sup>th</sup> day of July, 1996.

Catherine Arnold Sportelli  
Catherine Arnold-Sportelli, PRESIDENT

BLAIRSTONE HOMES ASSOCIATION, INC.

Chris Prescott  
Chris Prescott, SECRETARY

BLAIRSTONE HOMES ASSOCIATION, INC.

STATE OF FLORIDA  
COUNTY OF LEON

Before me personally appeared Catherine Arnold-Sportelli and Chris Prescott, the PRESIDENT and SECRETARY, respectively, of Blairstone Homes Association, Inc. of Tallahassee, Florida, to me well known to be the individuals and officers described in and who executed the foregoing instrument and who severally acknowledged the execution thereof to be their own free act and deed as such officers thereunto duly authorized; and that the official seal of said corporation is duly affixed thereto, and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal this 14<sup>th</sup> day of July, 1996.

J. J. Ferrara  
Notary Public, State of Florida

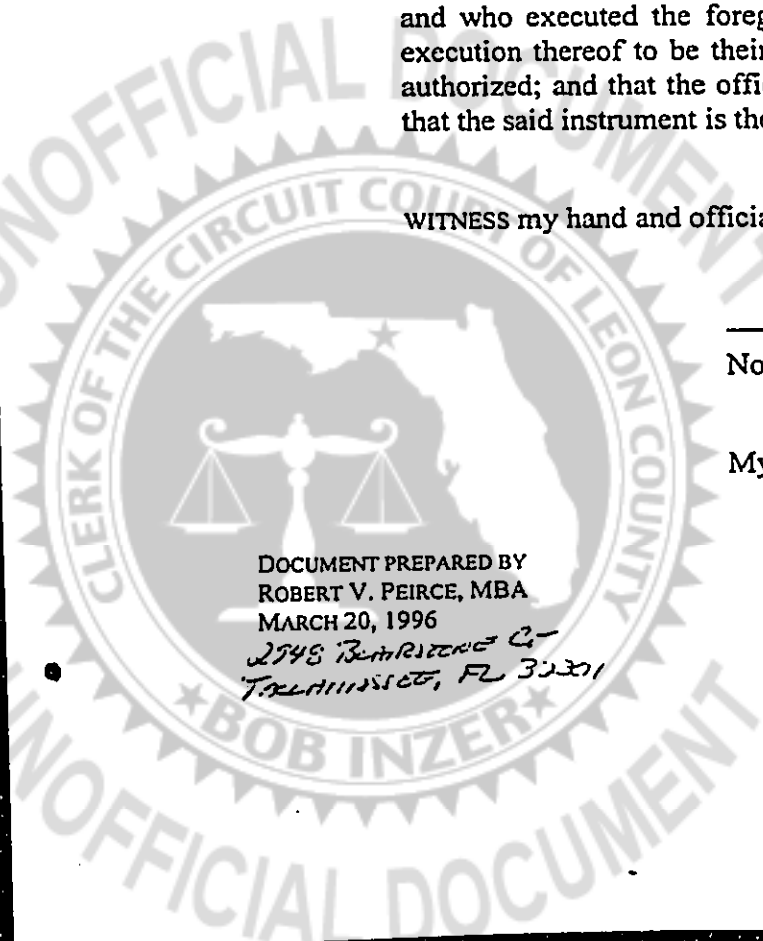
My Commission Expires



J. J. FERRARA  
MY COMMISSION # CC470074 EXPIRES  
June 15, 1999  
BONDED THRU TROY FAIR INSURANCE, INC.

DOCUMENT PREPARED BY  
ROBERT V. PEIRCE, MBA  
MARCH 20, 1996

2748 Blairstone Ct.  
Tallahassee, FL 32301



SCHEDULE "A"

REC: 681 PAGE 207

RECORDING NOTICE  
Document legitimacy unsatisfactory  
for clean reproduction in the public  
records.

Commence at an old concrete monument marking the Southeast corner of Section 5, Township 1 South; Range 1 East, Leon County, Florida, and run thence South 89 degrees 57 minutes 15 seconds West along the Section Line 28.44 feet to the approximate centerline of Paul Russell Road, thence Northerly along the approximate centerline of said Paul Russell Road, as follows: North 00 degrees 20 minutes 37 seconds East 99.78 feet, thence North 00 degrees 03 minutes 03 seconds East 799.92 feet, thence North 00 degrees 33 minutes 23 seconds East 898.09 feet, thence North 01 degree 07 minutes 03 seconds East 84.86 feet to the intersection of the approximate centerline of said Paul Russell Road with the approximate centerline of the Old St. Augustine Road, thence leaving the approximate centerline of said Paul Russell Road, run Northwesterly along the approximate centerline of said Old St. Augustine Road as follows: North 70 degrees 18 minutes 25 seconds West 1095.28 feet to a point of curve to the right, thence along said approximate centerline curve with a radius of 731.12 feet, through a central angle of 28 degrees 01 minute 15 seconds for an arc distance of 357.56 feet, thence North 42 degrees 16 minutes 10 seconds West 1234.71 feet, thence leaving the approximate centerline of said Old St. Augustine Road, run South 00 degrees 10 minutes 55 seconds East 846.09 feet, thence North 89 degrees 58 minutes 35 seconds West 480.81 feet to a point on the Easterly boundary of Block "A" of Semalachee, a subdivision as per map or plat thereof, recorded in Plat Book 3, Page 213 of the Public Records of Leon County, Florida, (said point also located South 03 degrees 28 minutes 13 seconds East 86.78 feet from an iron pipe marking the Southwest corner of the Northeast Quarter of said Section 5), thence run South 00 degrees 28 minutes 13 seconds East along the Easterly boundary of said Block "A" a distance of 600.53 feet to an iron pipe, marking the Southeast corner of Lot 7, Block "A" of said Semalachee, thence South 00 degrees 26 minutes 48 seconds East along the Easterly boundary of an unrecorded subdivision a distance of 724.90 feet to a concrete monument marking the Northeast corner of Indian Head Acres, part of Blocks T and U, a subdivision as per map or plat thereof, recorded in Plat Book 3, Page 124 of the Public Records of Leon County, Florida, thence South 00 degrees 27 minutes 09 seconds East along said Easterly boundary 764.29 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue thence South 00 degrees 27 minutes 09 seconds East along said Easterly boundary 444.93 feet to a concrete monument marking the Southwest corner of the Southeast Quarter of said Section 5 (also the Northwest corner of the Northeast Quarter of Section 8, Township 1 South; Range 1 East, Leon County, Florida), thence South 00 degrees 28 minutes 25 seconds West along said Easterly boundary of Block "T" of said Indian Head Acres (also the West boundary of the North Half of the Northeast Quarter of said Section 8) 590.07 feet, thence South 56 degrees 30 minutes 14 seconds East 332.44 feet to the Westerly right-of-way boundary of Blairstone Road, thence North 00 degrees 27 minutes 16 seconds East along said Westerly right-of-way boundary 485.83 feet to a point of curve to the right, thence along said curve with a radius of 1195.92 feet, through a central angle of 34 degrees 17 minutes 16 seconds, for an arc distance of 715.68 feet, thence North 83 degrees 06 minutes 35 seconds West 496.47 feet to the POINT OF BEGINNING; containing 8.21 acres, more or less.



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Restated Articles of Incorporation, Page 7      Blairstone Homes Association, Inc.

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records.

Commence at an old concrete monument marking the Southeast corner of Section 5, Township 1 South; Range 1 East, Leon County, Florida, and run thence South 89 degrees 57 minutes 15 seconds West along the Section Line 28.44 feet to the approximate centerline of Paul Russell Road, thence Northerly along the approximate centerline of said Paul Russell Road, as follows: North 00 degrees 20 minutes 37 seconds East 99.78 feet, thence North 00 degrees 03 minutes 03 seconds East 799.92 feet, thence North 00 degrees 33 minutes 23 seconds East 898.09 feet, thence North 01 degree 07 minutes 03 seconds East 84.86 feet to the intersection of the approximate centerline of said Paul Russell Road with the approximate centerline of the Old St. Augustine Road, thence leaving the approximate centerline of said Paul Russell Road, run Northwesterly along the approximate centerline of said Old St. Augustine Road as follows: North 70 degrees 18 minutes 25 seconds West 1095.28 feet to a point of curve to the right, thence along said approximate centerline curve with a radius of 731.12 feet, through a central angle of 28 degrees 01 minutes 15 seconds for an arc distance of 357.56 feet, thence North 42 degrees 16 minutes 10 seconds West 1234.71 feet, thence leaving the approximate centerline of said Old St. Augustine Road, run South 00 degrees 10 minutes 55 seconds East 846.09 feet, thence North 89 degrees 58 minutes 35 seconds West 480.81 feet to a point on the Easterly boundary of Block "A" of Semalachee, a subdivision as per map or plat thereof, recorded in Plat Book 3, Page 213 of the Public Records of Leon County, Florida, (said Point also located South 00 degrees 28 minutes 13 seconds East 86.78 feet from an iron pipe marking the Southwest corner of the Northeast Quarter of said Section 5), thence run South 00 degrees 28 minutes 13 seconds East along the Easterly boundary of said Block "A" a distance of 600.53 feet to an iron pipe, marking the Southeast corner of Lot 7, Block "A" of said Semalachee, thence South 00 degrees 25 minutes 48 seconds East along the Easterly boundary of an unrecorded subdivision a distance of 724.90 feet to a concrete monument marking the Northeast corner of Indian Head Acres, Part of Blocks T and U, a subdivision as per map or plat thereof, recorded in Plat Book 3, Page 124 of the Public Records of Leon County, Florida, thence South 00 degrees 27 minutes 09 seconds East along said Easterly boundary 1209.22 feet to a concrete monument marking the Southwest corner of the Southeast Quarter of said Section 5 (also the Northwest corner of the Northeast Quarter of Section 8, Township 1 South; Range 1 East, Leon County, Florida), thence South 00 degrees 28 minutes 25 seconds West along said Easterly boundary of Block "T" of said Indian Head Acres (also the West boundary of the North Half of the Northeast Quarter of said Section 8) 590.07 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 28 minutes 25 seconds West along said Easterly boundary 751.50 feet to a concrete monument marking the Southwest corner of the North Half of the Northeast Quarter of said Section 8, thence South 00 degrees 30 minutes 35 seconds East 628.37 feet to a concrete monument, thence South 00 degrees 29 minutes 40 seconds East 689.60 feet to a concrete monument marking the Southwest corner of the Northeast Quarter of said Section 8 and being on the Westerly boundary of the 100.0 foot right-of-way of Blairstone Road, said point being on a curve concave to the Westerly, thence Northerly along said Westerly right-of-way boundary as follows: North-easterly and Northwesterly along said curve with a radius of 1961.19 feet, through a central angle of 30 degrees 53 minutes 29 seconds, for an arc distance of 1057.39 feet (the chord of said arc being North 15 degrees 02 minutes East 1044.63 feet), thence North 00 degrees 24 minutes 44 seconds West 308.02 feet, thence North 00 degrees 27 minutes 16 seconds East 570.31 feet, thence North 56 degrees 30 minutes 14 seconds West 332.44 feet to the POINT OF BEGINNING; containing 10.56 acres, more or less.

LESS AND EXCEPT:

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Commence at an old concrete monument marking the Southeast corner of Section 5, Township 1 South; Range 1 East, Leon County, Florida, and run thence South 89 degrees 57 minutes 15 seconds West along the Section Line 28.44 feet to the approximate centerline of Paul Russell Road, thence Northerly along the approximate centerline of said Paul Russell Road, as follows: North 00 degrees 20 minutes 37 seconds East 99.78 feet, thence North 00 degrees 03 minutes 03 seconds East 799.92 feet, thence North 00 degrees 33 minutes 23 seconds East 898.09 feet, thence North 01 degree 07 minutes 03 seconds East 84.86 feet to the intersection of the approximate centerline of said Paul Russell Road with the approximate centerline of the Old St. Augustine Road, thence leaving the approximate centerline of said Paul Russell Road, run Northwesterly along the approximate centerline of said Old St. Augustine Road as follows: North 70 degrees 18 minutes 25 seconds West 1095.28 feet to a point of curve to the right, thence along said approximate centerline curve with a radius of 731.12 feet, through a central angle of 28 degrees 01 minute 15 seconds for an arc distance of 357.56 feet, thence North 42 degrees 16 minutes 10 seconds West 1234.71 feet, thence leaving the approximate centerline of said Old St. Augustine Road, run South 00 degrees 10 minutes 55 seconds East 846.09 feet, thence North 89 degrees 58 minutes 35 seconds West 480.81 feet to a point on the Easterly boundary of Block "A" of Semalachee, a subdivision as per map or plat thereof, recorded in Plat Book 3, Page 213 of the Public Records of Leon County, Florida, (said point also located South 00 degrees 28 minutes 13 seconds East 86.78 feet from an iron pipe marking the Southwest corner of the Northeast Quarter of said Section 5), thence run South 00 degrees 28 minutes 13 seconds East along the Easterly boundary of said Block "A" a distance of 600.53 feet to an iron pipe, marking the Southeast corner of Lot 7, Block "A" of said Semalachee, thence South 00 degrees 26 minutes 48 seconds East along the Easterly boundary of an unrecorded subdivision a distance of 724.90 feet to a concrete monument marking the Northeast corner of Indian Head Acres, part of Blocks T and U, a subdivision as per map or plat thereof, recorded in Plat Book 3, Page 124 of the Public Records of Leon County, Florida, thence South 00 degrees 27 minutes 09 seconds East along said Easterly boundary 764.29 feet, thence South 83 degrees 05 minutes 35 seconds East 379.47 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 83 degrees 06 minutes 35 seconds East 117.0 feet to a point on the Westerly right-of-way boundary of Blairstone Road, said point lying on a curve concave to the South-easterly, thence Southwesterly along said curve with a radius of 1195.92 feet, through a central angle of 02 degrees 23 minutes 45 seconds, for an arc distance of 50.0 feet (the chord of said arc being South 33 degrees 32 minutes 59 seconds West 50.0 feet), thence North 57 degrees 49 minutes 04 seconds West 104.60 feet to the POINT OF BEGINNING, containing 0.060 acre, more or less.

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 Document of Blairstone Homes Association, Inc. is hereby recorded for clear reproduction in the public records.

