

State of Florida



Department of State

I certify from the records of this office that

SHADOWLAWN HOMEOWNER'S ASSOCIATION, INC.

is a corporation organized under the laws of the State of Florida

filed on AUGUST 6, 1981.

The document number of this corporation is 759501.

I further certify that said corporation has paid all fees due this office through December 31, 1987, and its status is active.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 20th day of JULY, 1987.

George Firestone
Secretary of State



State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of
SHADOWLAWN HOMEOWNER'S ASSOCIATION, INC.

filed on August 6, 1981.

The Charter Number for this corporation is 759501.



CORP 104 Rev. 5-79

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
6th day of August, 1981.

George Firestone
Secretary of State

#2
ARTICLES OF INCORPORATION

OF

SHADOWLAWN HOMEOWNER'S
ASSOCIATION, INC.

FILED

AUG 6 11 03 AM '81

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

The name of the corporation is SHADOWLAWN HOMEOWNER'S ASSOCIATION, INC., hereafter called the "Association".

ARTICLE II

The principal office of the Association is located at 3000 Tower Court, Tallahassee, Florida.

ARTICLE III

Bruce Pelham, whose address is 3000 Tower Court, Tallahassee Florida, 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, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

SEE EXHIBIT "A" attached hereto and made a part hereof.

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:

38.00 \$
106.45 C

(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 Circuit Court, 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 two-thirds (2/3) of each (class 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 each class of members, 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 two thirds (2/3) of each class of members;

(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, including contract sellers, 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

The Association shall have two classes of voting memberships:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any 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 Delcarant (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 event, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) on June 30, 1983.

Handwritten: That Class B

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of nine (9) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws 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:

<u>Name</u>	<u>Address</u>
Bruce Pelham President Secretary Treasurer	317 Rehwinkle Drive Tallahassee, Florida
John Futch	2020 Continental Avenue #120 Tallahassee, Florida
Robert C. Harrell	2020 Continental Avenue Tallahassee, Florida
Mary R. Kneece	2312 Notley Court Tallahassee, Florida
Albert Smejko	3000 Tower Court Tallahassee, Florida
Thomas G. Pelham	Lewis State Bank Building Tallahassee, Florida
Sharon Pelham	317 Rehwinkle Drive Tallahassee, Florida
Sherry Pelham	3000 Tower Court Tallahassee, Florida
Richard L. Pelham	3000 Tower Court Tallahassee, Florida

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

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of 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 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 IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five per cent (75%) of the entire membership.

ARTICLE XI

BY-LAWS

The By-laws may be amended, altered or rescinded at a regular or special meeting of the members, by a majority of ^{as they 5%} a quorum of members present in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is Class B membership.

In the case of any conflict between these Articles and the By-laws, the Articles shall control; and in the case of any conflict between the Declaration and the By-laws, the Declaration shall control

ARTICLE XII

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 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.

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ARTICLE XIII

SUBSCRIBERS

The subscribers to this corporation are as follows:

<u>Name</u>	<u>Address</u>
Bruce Pelham	317 Rehwinkel Drive Tallahassee, Florida
John Futch	2020 Continental Avenue #120 Tallahassee, Florida
Robert C. Harrell	2020 Continental Avenue Tallahassee, Florida

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 6th day of August, 1981.

Signed, sealed and delivered
in our presence as witnesses:

Bruce Pelham
John Futch

Bruce Pelham (SEAL)
BRUCE PELHAM

John Futch (SEAL)
JOHN FUTCH

Robert C. Harrell (SEAL)
ROBERT C. HARRELL

STATE OF FLORIDA)

COUNTY OF LEON)

The foregoing Articles of Incorporation were acknowledged before me by Bruce Pelham, John Futch and Robert C. Harrell, this 6th day of August, 1981.

Notary Public

My Commission expires:

Notary Public, State of Florida at Large
My Commission Expires July 19, 1983.
Bonded by American Fco & County Company

EXHIBIT "A"

All of Lots 4 - 11 and part of Lots 12 and 13 of Shadowlawn, as recorded in Plat Book 8, Page 55 of the Public Records of Leon County, Florida, and more particularly described as follows:

Begin at a concrete monument marking the Northwest corner of said Lot 5 and run South 89 degrees 49 minutes 30 seconds East along the Northerly boundary of said Lots 5 and 4 a distance of 187.50 feet to a concrete monument, thence South 80 degrees 03 minutes 12 seconds East along the Northerly boundary of said Lot 4 a distance of 103.28 feet to a concrete monument on the Westerly right of way boundary of Hartsfield Way (60 foot right of way), thence South 06 degrees 19 minutes 15 seconds West along said right of way boundary 40.00 feet to a concrete monument marking a point of curve to the right, thence along said right of way curve with a radius of 970.00 feet, through a central angle of 08 degrees 38 minutes 26 seconds, for an arc distance of 146.28 feet to a concrete monument, thence South 14 degrees 57 minutes 41 seconds West along said right of way boundary 193.59 feet, thence North 89 degrees 54 minutes 26 seconds West 208.48 feet to the West boundary of said Shadowlawn, thence North 00 degrees 05 minutes 34 seconds East along said West boundary 388.50 feet to the Point of Beginning and being situate in Section 22, Township 1 North, Range 1 West, Leon County, Florida.