

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of HUNTINGTON ESTATES HOME OWNERS' ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on October 15, 1973, as shown by the records of this office.

The document number of this corporation is 727773.



CR2EO22 (1-11)

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Eleventh day of December, 2017

Ken Detzner
Ken Detzner
Secretary of State

ARTICLES OF INCORPORATION
HUNTINGTON ESTATES
HOME OWNERS' ASSOCIATION, INC.
A NON-PROFIT CORPORATION

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 Huntington Estates Home Owners' Association, Inc.

ARTICLE II

PURPOSE AND POWERS

The corporation 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, to-wit:

Begin at a concrete monument marking the Northeast corner of Lot 650 of the Supplementary Map of the Plantation of the Florida Pecan Endowment Company, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 4 of the Public Records of Leon County, Florida, located in Section 8, Township 1 North, Range 1 West, Leon County, Florida, and run South 89 degrees 56 minutes 56 seconds West along the North boundary of said Lot 650 and a projection thereof, a distance of 695.69 feet to the East boundary of Lot 634 of said Plantation, thence North 00 degrees 55 minutes 31 seconds West along the East boundary of said Lot 634 a distance of 310.07 feet, thence South 89 degrees 56 minutes 32 seconds West a distance of 316.69 feet to the East boundary of Lot 658 of said Plantation, thence North 00 degrees 37 minutes 13 seconds West along the East boundary of said Lot 658 a distance of 60.00 feet, thence North 89 degrees 56 minutes 32 seconds East a distance of 181.16 feet, thence North 33 degrees 55 minutes 53 seconds East a distance of 2.97 feet, thence North 02 degrees 41 minutes 47 seconds West a distance of 80.31 feet, thence North 54 degrees 18 minutes 33 seconds East a distance of 56.33 feet, thence North 70 degrees 49 minutes 07 seconds West a distance of 50.80 feet, thence North 11 degrees 41 minutes 27 seconds West a distance of 60.72 feet, thence North 70 degrees 23 minutes 27 seconds West a distance of 56.87 feet, thence North 18 degrees 39 minutes 33 seconds East a distance of 196.80 feet, thence North 10 degrees 32 minutes 53 seconds East a distance of 67.40 feet, thence North 20 degrees 48 minutes 23 seconds East a distance of 153.00 feet, thence North 39 degrees 03 minutes 57 seconds West a distance of 72.38 feet, thence North 03 degrees 56 minutes 17 seconds West a distance of

83.75 feet, thence North 13 degrees 48 minutes 03 seconds East a distance of 51.85 feet, thence North 28 degrees 36 minutes 57 seconds West a distance of 30.81 feet, thence North 42 degrees 36 minutes 57 seconds West a distance of 92.17 feet, thence North 05 degrees 12 minutes 37 seconds West a distance of 41.78 feet, thence South 73 degrees 03 minutes 16 seconds East a distance of 35.10 feet, thence North 62 degrees 32 minutes 43 seconds East a distance of 37.73 feet, thence North 78 degrees 33 minutes 23 seconds East a distance of 77.86 feet, thence North 50 degrees 01 minute 23 seconds East a distance of 57.85 feet to the Southwesterly right-of-way boundary of Old Bainbridge Road (State Road 157), thence North 39 degrees 14 minutes 03 seconds West along said Southwesterly right-of-way boundary of Old Bainbridge Road (State Road 157) a distance of 866.13 feet, thence South 50 degrees 45 minutes 57 seconds West a distance of 289.86 feet; thence North 84 degrees 19 minutes 35 seconds West a distance of 533.62 feet, thence South 00 degrees 24 minutes 31 seconds East a distance of 556.84 feet, thence South 00 degrees 29 minutes 13 seconds East 537.41 feet, thence South 00 degrees 21 minutes 47 seconds East 1334.22 feet, thence South 75 degrees 14 minutes 22 seconds East a distance of 174.54 feet, thence North 86 degrees 33 minutes 02 seconds East a distance of 141.06 feet, thence South 87 degrees 31 minutes 36 seconds East a distance of 157.80 feet, thence South 31 degrees 25 minutes 02 seconds East a distance of 219.05 feet, thence South 87 degrees 12 minutes 04 seconds East a distance of 68.18 feet, thence South 58 degrees 53 minutes 46 seconds East 162.50 feet, thence North 79 degrees 48 minutes 00 seconds East a distance of 250.78 feet, thence South 59 degrees 49 minutes 26 seconds East a distance of 138.42 feet, thence South 36 degrees 06 minutes 08 seconds West a distance of 211.43 feet, thence South 22 degrees 10 minutes 58 seconds East a distance of 148.29 feet, thence North 83 degrees 46 minutes 56 seconds East a distance of 141.57 feet, thence South 58 degrees 40 minutes 06 seconds East a distance of 93.49 feet, thence North 87 degrees 39 minutes 10 seconds East a distance of 110.43 feet, thence North 65 degrees 16 minutes 48 seconds East a distance of 169.96 feet, thence North 79 degrees 47 minutes 10 seconds East a distance of 112.79 feet, thence North 65 degrees 44 minutes 19 seconds East a distance of 311.51 feet, thence South 70 degrees 45 minutes 02 seconds East a distance of 400.38 feet, thence South 43 degrees 49 minutes 51 seconds East a distance of 138.62 feet, thence South 33 degrees 55 minutes 24 seconds East a distance of 136.18 feet, thence South 52 degrees 40 minutes 12 seconds East 301.23 feet to the Westerly right-of-way of Fred George Road, thence North 04 degrees 00 minutes 05 seconds East along said Westerly right-of-way of Fred George Road a distance of 110.67 feet, thence North 85 degrees 59 minutes 55 seconds West a distance of 340.01 feet, thence North 69 degrees 53 minutes 28 seconds West a distance of 529.20 feet to the POINT OF BEGINNING; containing 98.60 acres, more or less.

and such additions thereto as may hereafter be brought within the jurisdiction of this corporation by annexation as provided in Article V herein, hereafter referred to as "The Properties" and for this purpose to; if desired:

(a) own, acquire, build, operate and maintain, recreation parks, playgrounds, entrance areas, entrance gates, street right-of-ways, 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 for the lots and homes within The Properties;

- (c) provide garbage and trash collection;
- (d) maintain unkept lands or trees;
- (e) supplement municipal services;
- (f) fix assessments to be levied against The Properties;
- (g) enforce any and all covenants, restrictions and agreements applicable to The Properties;
- (h) pay taxes, if any, on the common properties and facilities;
- (i) to promote the social welfare and education of the members hereof, and to promote the public safety within the combines of Huntington Estates subdivision, 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,
- (j) 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 Properties.

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 which is subject by covenants of record to assessment 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 two classes of voting membership.

Class A. Class A members shall be all those owners as defined in Section 1 with the exception of the Developer. Class A 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.

Class B. Class B Members shall be the Developers. The Class B Member shall be entitled to two votes for each Lot in which it holds the interest required for membership by Section 1, provided that the Class B membership shall cease and become converted to Class A membership when the total votes outstanding in the Class B membership, at which time the Class B membership shall be determined to be a Class A membership and entitled to vote as such.

ARTICLE IV

AMENDMENTS

Section 1. The By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority or a quorum of each class of members present in person or by proxy, provided that those provisions of the By-Laws which are governed by the Articles of Incorporation of this Association may not be amended except as provided in the Articles of Incorporation or applicable law; and provided further that any matter stated herein to be or which is in fact governed by the Covenants and Restrictions applicable to The Properties may not be amended except as provided in such Covenants and Restrictions.

Section 2. In the case of any conflict between the Articles of Incorporation and the By-Laws, the Articles shall control; and in the case of any conflict between the Covenants and Restrictions applicable to The Properties referred to in Section 1 and the By-Laws, the Covenants and Restrictions shall control.

ARTICLE V

BOARD OF DIRECTORS AND OFFICERS:

SELECTION: TERMS OF OFFICE

The affairs of the corporation shall be managed by a President, a Vice-President, a Secretary-Treasurer and a Board of Directors of not more than nine (9) or less than three (3) directors who need not be members of the corporation. Beginning with the first annual meeting to be held during the first ten (10) days of October, 1973, the members at each annual meeting shall elect such officers and directors for a term of one year or until their successors are duly elected. The first officers of the corporation shall be Robert P. Wadley, President, and Ronette Snyder, Secretary-Treasurer, and James C. Conner, Jr., Vice-President.

ARTICLE VI

MERGERS AND CONSOLIDATIONS

Subject to the provisions of the recorded covenants and restrictions applicable to the properties described in Article II, and to the extent permitted by law, the corporation may participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds of the votes irrespective of class of members who are voting in person or by proxy at a meeting 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 VII

MORTGAGES

OTHER INDEBTEDNESS

The corporation shall have power to mortgage its properties only to the extent authorized under the recorded covenants and restrictions applicable to said properties.

The total debts of the corporation including the principal amount of such mortgages, outstanding at any time, shall not exceed the total of ten (10) years' assessments current at that time, provided that authority to exceed said maximum in any particular case may be given by an affirmative vote of two-thirds of the votes irrespective of class of members who are voting in person or by proxy 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 VIII

QUORUM FOR ANY ACTION GOVERNED BY
ARTICLES V AND VI OF THESE ARTICLES

The quorum required for any action governed by Articles V and VI, of these Articles shall be as follows:

At the first meeting duly called as provided therein, the presence of members, or of proxies, entitled to cast sixty (60) per cent of all of the votes of the membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the

notice requirements set forth in said Articles, and the required quorum at subsequent meeting shall be one-half of the required quorum at the preceeding meeting, provided that no such subsequent meeting shall be held more than sixty (60) days following such preceeding meeting.

ARTICLE IX

DEDICATION OF PROPERTIES

OR TRANSFER OF FUNCTION TO PUBLIC AGENCY OR UTILITY

The corporation shall have power to dispose of its real properties only as authorized under the recorded covenants and restrictions applicable to said properties.

ARTICLE X

DURATION

The corporation shall exist perpetually.

ARTICLE XI

DISSOLUTION

The corporation may be dissolved only with the assent given in writing and signed by the members entitled to cast two-thirds of the votes irrespective of class of its membership. 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 XI 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 nonprofit corporation, 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 Properties 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, provided that the voting and quorum requirements specified for any action under any provision of these Articles shall apply also to any amendment of such provision, and provided further that no amendment shall be effective to impair or dilute any rights of members that are governed by the recorded covenants and restrictions applicable to The Properties (as, for example, membership and voting rights) which are part of the property interests created thereby.

ARTICLE XIV

THE INCORPORATORS

The name and address of each incorporator is:

Ronette H. Snyder
Pisgah Church Road
Tallahassee, Florida

James C. Conner, Jr.
2100 Skyland Drive
Tallahassee, Florida

Robert P. Wadley
6751 Circle J Road
Tallahassee, Florida

ARTICLE XV

REGISTERED OFFICE AND AGENT

The address of the initial registered office of the corporation is Suite F-220, 325 John Knox Road, Tallahassee, Florida, and the name of its initial registered agent at such address is James C. Conner, Jr.

ARTICLE XVI
INITIAL DIRECTORS

The names and addresses of those persons who are to act as directors until the election of their successors and their terms of office are:

Ronette H. Snyder
Pisgah Church Road
Tallahassee, Florida

James C. Conner, Jr.
2100 Skyland Drive
Tallahassee, Florida

Robert P. Wadley
6751 Circle J Road
Tallahassee, Florida

The above named directors shall serve until the first annual meeting to be held during the first ten (10) days of October, 1973 or until their successors are duly elected.

WITNESS our hands and seals this 8th day of October A.D., 1973.

Robert P. Wadley
Ronette H. Snyder
James C. Conner, Jr.

STATE OF FLORIDA:
COUNTY OF LEON:

Before me, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared Ronette H. Snyder, James C. Conner, Jr. and Robert P. Wadley, to me known to be the persons executing the foregoing Articles of Incorporation, and they acknowledged before me that they signed the same for the purposes therein stated.

WITNESS my hand and official seal in the county and state aforesaid, this 8th day of October A.D., 1973

Michael S. Bonacci
NOTARY PUBLIC

(SEAL)

My Commission Expires:

NOTARY PUBLIC, Tallahassee, Florida
My Comm. No. 12345

727773^A

AFFIDAVIT

File
STATE OF FLORIDA,
COUNTY OF LEON.

BEFORE ME, the undersigned authority, personally
appeared JAMES C. CONNER, JR., who, after being by me first duly
sworn, deposes and says:

That he no longer wishes to serve as agent to accept
service of process within this state for HUNTINGTON ESTATE HOME OWNERS'
ASSOCIATION, INC., a Florida corporation,
and that he is so notifying said corporation by mailing a copy
of this Affidavit to the principal place of business of
HUNTINGTON ESTATE HOME OWNERS' ASSOCIATION, INC.,
at 325 John Knox Road, Suite F-212, Tallahassee, Florida, on this
6th day of June, 1975.

Further affiant sayeth naught.

James C. Conner, Jr.
JAMES C. CONNER, JR.

Sworn to and subscribed
before me on this 6th
day of June, 1975.

Geraldine McKee
NOTARY PUBLIC
My commission expires:

Notary Public, State of Florida at Large
My Comm. Expires June 1, 1978
Bonded by Fidelity Surety & Guaranty Co.

FILED
JUL 1 9 00 AM '75
SECOND JUDICIAL CIRCUIT
TALLAHASSEE, FLORIDA