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DIVISION OF CORPORATIONS

04 JUN 28 AM 9:00 04 JUN 28 AM 9:08

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TRANSMITTAL LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

SUBJECT: OAK RIDGE PLACE HOMEOWNERS ASSOCIATION INC  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for:

\$70.00  
Filing Fee

\$78.75  
Filing Fee &  
Certificate of  
Status

\$78.75  
Filing Fee  
& Certified Copy

\$87.50  
Filing Fee,  
Certified Copy  
&

ADDITIONAL COPY REQUIRED

FROM: John R Desilets  
Name (Printed or typed)

4309 Kimmer Rowe Lane  
Address

Tallahassee, FL 32309  
City, State & Zip

(850) 893-6996  
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

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TALLAHASSEE, FLORIDA

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**ARTICLES OF INCORPORATION**  
**OF**  
**OAK RIDGE PLACE HOMEOWNERS' ASSOCIATION**

In compliance with the requirements of Chapter 617, Florida Statutes, not for profit

**ARTICLE I. NAME OF CORPORATION.** The name of the corporation is **OAK RIDGE PLACE HOMEOWNERS ASSOCIATION, INC.**, hereafter called the "Association".

**ARTICLE II. PRINCIPAL OFFICE.** The principal office of the Association is located at 4309 Kimmer Rowe Lane, Tallahassee, Florida.

**ARTICLE III. REGISTERED AGENT.** John R. Desilets, whose address is 4309 Kimmer Rowe Lane, Tallahassee, Florida 32309, 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. The specific purposes for which it is formed are administering and enforcing the covenants and restrictions, collecting and disbursing the assessments and charges established, and for the purpose of promoting the common interests of property owners in **OAK RIDGE PLACE** in general, including, but not limited to, maintenance of roads, easements and other common areas within that certain tract of property described as:

**SEE EXHIBIT "A"**

- (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 Covenants, Conditions, and Restrictions, hereinafter called the "Declaration", applicable only to this property and recorded in the Office of the Clerk of 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 government 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 with the assent of 2/3 of the votes of members who are voting in person or by proxy at a meeting duly called for such purpose, 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, sale or transfer shall be effective unless an instrument signed by the then owners of two-thirds (2/3) of the lots has been recorded, 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 property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of 2/3 of the votes of members who are voting in person or by proxy at a meeting duly called for such purpose;
- (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, 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.** Members shall be entitled to one vote for each lot owned. When more than one person holds such interest in any lot, all such persons shall collectively be entitled to one vote per lot, which vote shall be exercised as they among themselves determine. No member shall be entitled to vote unless such member has fully paid all assessments as provided herein as shown by the books of the Association.

**ARTICLE VII. BOARD OF DIRECTORS.** The affairs of the Association shall be managed by a board of three directors, who need not be members of the Association. The number of directors and the directors' terms of office may be changed by

amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until selection of their successors are:

John R Desilets	4309 Kimmer Rowe Lane	Tallahassee, FL 32309
Linda L. Desilets	4309 Kimmer Rowe Lane	Tallahassee, FL 32309
Michael E Desilets	4309 Kimmer Rowe Lane	Tallahassee, FL 32309

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

**ARTICLE VII. OFFICERS.** The officers of the Association shall be a President and Vice President who shall at all times be members of the board of directors, a Secretary, a Treasurer and such other officers as the board of directors may from time to time by resolution create. The election term, removal and duties of the officers shall be set forth in the bylaws. Until the first election John R Desilets shall serve as President, Michael E Desilets shall serve as Vice President, and Linda L Desilets shall serve as Secretary and Treasurer.

**ARTICLE VIII. DISSOLUTION.** The Association may be dissolved with the assent of 2/3 of the votes of members who are voting in person or by proxy at a meeting duly called for such purpose, upon acceptance of the maintenance responsibility for roadway and drainage easements by the appropriate governmental body of Leon County, Florida, 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, unless the Association is dissolved according to the terms outlined herein.

**ARTICLE X. AMENDMENTS.** Amendment of these Articles shall require the assent of 2/3 of the votes of members who are voting in person or by proxy at a meeting duly called for such purpose. The board of directors or any member of the Association may propose amendments.

**ARTICLE XI. BYLAWS.** The first Bylaws of the Association shall be made and adopted by the board of directors and may be altered, amended, or rescinded in the manner provided by the Bylaws.

**ARTICLE XII INCORPORATOR.** John R Desilets, 4309 Kimmer Rowe Lane, Tallahassee, FL 32309

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

  
\_\_\_\_\_  
John R. Desilets as Resident Agent

  
\_\_\_\_\_  
John R. Desilets, Incorporator

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