



FLORIDA DEPARTMENT OF STATE
Division of Corporations

April 20, 2016

HARTSFIELD PLANTATION HOMEOWNERS ASSOCIATION, INC.

POST OFFICE BOX 11143
TALLAHASSEE, FL 32302

Pursuant to your recent inquiry, we are enclosing the certification you requested.

Should you have any questions regarding this matter you may contact our office at (850) 245-6934.

STANTON H ROBERTS
Certification Section

Letter No. 016A00008170

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of HARTSFIELD PLANTATION HOMEOWNERS ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on January 8, 1993, as shown by the records of this office.

The document number of this corporation is N93000000117.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twentieth day of April, 2016



CR2EO22 (1-11)

Ken Detzner

Ken Detzner
Secretary of State

**ARTICLES OF INCORPORATION
OF
HARTSFIELD PLANTATION HOMEOWNERS ASSOCIATION INC.**

Pursuant to Section 607.0202, Florida Statutes (1991), the undersigned hereby associate themselves for the purpose of forming a corporation, not for profit, and do certify as follows:

ARTICLE ONE

NAME

The name of the corporation is **HARTSFIELD PLANTATION HOMEOWNERS ASSOCIATION, INC.**, whose mailing address is 2180 Setting Sun Trail, Tallahassee, Florida 32303. The corporation is sometimes referred to herein as the "Association".

ARTICLE TWO

CORPORATE DURATION

The duration of the corporation is perpetual.

ARTICLE THREE

PURPOSES AND POWERS OF 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 areas within that certain tract of property described on 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 additional thereto as may hereafter be

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TALLAHASSEE, FLORIDA
CLERK OF DISTRICT COURT

brought within the jurisdiction of this Association for this purpose to:

(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 in the Office of the clerk of Circuit Court, Leon County, Florida, at Official Records Book 1490 at Page 2064 of the Public Records of Leon County, Florida, and as the same may be amended from time to time as therein provide, 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 non-profit 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 execute 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 FOUR

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 person 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

membership of any Lot which is subject to assessment by the Association.

ARTICLE FIVE

VOTING RIGHTS

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 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 Declarant (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 events, 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) upon the expiration of five (5) years from the date of the recording of the Declaration of Covenants, Conditions and Restrictions.

ARTICLE SIX

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board consisting of not less than seven (7) directors. The Board of

Directors shall be elected annually by the members of the Association entitled to vote. The names and addresses of the first Board of Directors who shall hold office until their successors are elected and have qualified are as follows:

Name:	Address
Jill M. Andrews	2168 Setting Sun Trail Tallahassee, Florida
Jim Allen	2068 Saddle Brook Tallahassee, Florida
Paul Baldwin	2124 Setting Sun Trail Tallahassee, Florida
Lisa S. Crowe	1973 Setting Sun Trail Tallahassee, Florida
Jules Riesen	2923 Setting Sun Trail Tallahassee, Florida
Linda Collins	1617 San Damien Road Tallahassee, Florida
Nellie J. Marshall	2180 Setting Sun Trail Tallahassee, FL 32303

ARTICLE SEVEN

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. This procedure shall be subject to Court approval on dissolution pursuant to F.S. 617.02.

ARTICLE EIGHT

AMENDMENTS

Amendment of these articles during the first twenty-five (25) year period from the date of recording of the Declaration of Covenants, Conditions and Restriction of Hartsfield Plantation by an instrument signed by no less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by no less than seventy-five percent (75%) of the Lot Owners.

ARTICLE NINE

BYLAWS

The Association may provide Bylaws governing the conduct of the affairs of the Association. Upon proper notice, the Bylaws, if enacted, may be amended, altered, or rescinded by a majority vote of those members present at any regular meeting or any special meeting called for that purpose.

In the case of any conflict between these Articles and the Bylaws, the Articles shall control, and in the case of any conflict between the Declaration and the Bylaws, the Declaration shall control.

ARTICLE TEN

REGISTERED AGENT

The initial registered agent for this corporation is NELLIE J. MARSHALL, whose mailing address is 3180 Setting Sun Trail,

Tallahassee, Florida 32303, who upon accepting this designation, agrees to comply with the provisions of Florida law with respect to keeping an office open for service of process.

ARTICLE ELEVEN

INCORPORATOR

The name and street address of the incorporator is Joseph R. Boyd, Esquire, 1407 Piedmont Drive East, Tallahassee, Florida 32312.

DATED on January 8, 1992.

JOSEPH R. BOYD

**STATE OF FLORIDA
COUNTY OF LEON**

I hereby certify that on this day before me, an officer duly authorized in the above-mentioned state and county to take acknowledgments, personally appeared JOSEPH R. BOYD, personally known to me to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same and did not take an oath.

WITNESS my hand and official seal in the above-mentioned County and State this 8th day of January, 1992.

NOTARY PUBLIC

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Jan. 26, 1993
Notary Public Seal - Notary No. 100

CONSENT OF REGISTERED AGENT

HAVING BEEN NAMED as registered agent for this corporation at the registered office designated in the foregoing articles of incorporation, the undersigned accepts the designation.

DATED this 8th day of NOVEMBER, 1992.

Nellie J. Marshall
NELLIE J. MARSHALL

SWORN TO AND SUBSCRIBED before me this 8th day of NOVEMBER, 1992, by NELLIE J. MARSHALL, who is personally known to me or who produced a Florida driver's license as identification, who executed the foregoing instrument freely and voluntarily and for the purposes therein stated and who did not take an oath.

Robert P. Wolfe
NOTARY PUBLIC

My Commission Expires:

Notary Public, State Of Florida, No. 12345
My Commission Expires April 1, 1993

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NOTARY PUBLIC

KATSFIELD PLANTATION, UNIT 1

B149002083

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED BY PRODUCT OF A SURVEY AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, T-1-N, R-1-W, LEON COUNTY, FLORIDA. SAID MONUMENT ALSO BEING ON THE EAST BOUNDARY LINE OF HUNTINGTON WOODS UNIT 11 PHASE 1, A SUBDIVISION AS PER MAP ON PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 80 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 18 MINUTES 33 SECONDS WEST ALONG SAID EAST BOUNDARY LINE 879.12 FEET TO A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE LEAVING SAID SUBDIVISION NORTH 00 DEGREES 14 MINUTES 08 SECONDS EAST 240.12 FEET, TO A CONCRETE MONUMENT; THENCE SOUTH 88 DEGREES 42 MINUTES 53 SECONDS EAST 1131.87 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 84 DEGREES 00 MINUTES 33 SECONDS EAST 279.88 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE NORTH 00 DEGREES 15 MINUTES 33 SECONDS WEST 787.22 FEET TO A CONCRETE MONUMENT ON THE NORTH BOUNDARY LINE OF THE PROPERTY DESCRIBED IN O.R. BOOK 1286, PAGE 296 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 50 MINUTES 43 SECONDS EAST ALONG SAID BOUNDARY LINE 343.86 FEET TO A CONCRETE MONUMENT; THENCE NORTH 01 DEGREE 37 MINUTES 00 SECONDS WEST ALONG THE EAST BOUNDARY LINE OF SAID PROPERTY 133.07 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 44 MINUTES 27 SECONDS EAST ALONG SAID SOUTH BOUNDARY LINE AND ALSO THE SOUTH BOUNDARY LINE OF THE PROPERTY DESCRIBED IN O.R. BOOK 1116, PAGE 1338 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA 909.41 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE MARKED BY A CONCRETE MONUMENT ON THE WESTERLY RIGHT-OF-WAY OF OLD BAINBRIDGE ROAD 166 FOOT RIGHT-OF-WAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AS FOLLOWS: THENCE SOUTHEASTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1113.28 FEET AND A CENTRAL ANGLE OF 16 DEGREES 38 MINUTES 54 SECONDS, FOR AN ARC DISTANCE OF 304.86 FEET, (CHORD BEARING SOUTH 31 DEGREES 05 MINUTES 46 SECONDS EAST 303.11 FEET) TO A CONCRETE MONUMENT; THENCE SOUTH 23 DEGREES 18 MINUTES 29 SECONDS EAST 130.11 FEET TO A CONCRETE MONUMENT AND TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1179.28 FEET AND A CENTRAL ANGLE OF 18 DEGREES 57 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 328.39 FEET, (CHORD BEARING SOUTH 31 DEGREES 14 MINUTES 59 SECONDS EAST 327.23 FEET) TO A CONCRETE MONUMENT; THENCE SOUTH 38 DEGREES 13 MINUTES 20 SECONDS EAST 16.87 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY SOUTH 07 DEGREES 58 MINUTES 00 SECONDS WEST 815.07 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 70 DEGREES 04 MINUTES 55 SECONDS WEST 384.73 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 77 DEGREES 08 MINUTES 48 SECONDS WEST 358.87 FEET TO A CONCRETE MONUMENT; THENCE NORTH 88 DEGREES 37 MINUTES 49 SECONDS WEST 276.78 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 30 MINUTES 05 SECONDS WEST 100.00 FEET TO A CONCRETE MONUMENT; THENCE NORTH 84 DEGREES 40 MINUTES 11 SECONDS WEST 18.83 FEET TO THE POINT OF BEGINNING; CONTAINING 30.6031 ACRES OF LAND, MORE OR LESS.

RECORDED IN PLAT
TALLAHASSEE, FLORIDA

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