

# N95000002605

Gardner, S. R. J. P. Duggan, B. S.

(Requestor's Name)

1300 Thomaswood Dr.

(Address)

Tallahassee FL 32312 385-0070

(City, State, Zip)

(Phone #)

OFFICE USE ONLY

600001505426

-06/02/95--01097--004

\*\*\*\*122.50 \*\*\*\*122.50

**CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):**

1. Sangre Plantation of Killdeer Homeowner's

(Corporation Name)

(Document #)

2. Association, Inc.

(Corporation Name)

(Document #)

3.

(Corporation Name)

(Document #)

4.

(Corporation Name)

(Document #)

☐ Walk in

☐ Pick up time

3:35

☐ Certified Copy

☐ Mail out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

| NEW FILINGS                         |                   |
|-------------------------------------|-------------------|
| <input type="checkbox"/>            | Profit            |
| <input checked="" type="checkbox"/> | NonProfit         |
| <input type="checkbox"/>            | Limited Liability |
| <input type="checkbox"/>            | Domestication     |
| <input type="checkbox"/>            | Other             |

| AMENDMENTS               |                                       |
|--------------------------|---------------------------------------|
| <input type="checkbox"/> | Amendment                             |
| <input type="checkbox"/> | Resignation of R.A., Officer/Director |
| <input type="checkbox"/> | Change of Registered Agent            |
| <input type="checkbox"/> | Dissolution/Withdrawal                |
| <input type="checkbox"/> | Merger                                |

| OTHER FILINGS            |                  |
|--------------------------|------------------|
| <input type="checkbox"/> | Annual Report    |
| <input type="checkbox"/> | Fictitious Name  |
| <input type="checkbox"/> | Name Reservation |

| REGISTRATION/<br>QUALIFICATION |                     |
|--------------------------------|---------------------|
| <input type="checkbox"/>       | Foreign             |
| <input type="checkbox"/>       | Limited Partnership |
| <input type="checkbox"/>       | Reinstatement       |
| <input type="checkbox"/>       | Trademark           |
| <input type="checkbox"/>       | Other               |

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

95 JUN -2 PM 1:01

FILED

5/6/2

Examiner's Initials

ARTICLES OF INCORPORATION  
OF  
SAWGRASS PLANTATION OF KILLEARN  
HOMEOWNERS ASSOCIATION, INC.

The undersigned, acting as incorporator of a non-profit corporation under Chapter 617 of the Florida Statutes, does hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation (hereinafter called the Association) is SAWGRASS PLANTATION OF KILLEARN HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

The owners of property in SAWGRASS PLANTATION and such other owners of property as may later be annexed into the subdivision known as SAWGRASS PLANTATION shall be members of this Association. The legal description of the property currently composing SAWGRASS PLANTATION is described in Exhibit "A" attached hereto.

The specific primary purpose for which the Association is formed is to provide for maintenance of any common areas within the subdivision. Generally, the Association's purpose is to promote the health, safety, and welfare of the residents within the subdivision.

In furtherance of the specific and general purposes, the Association shall have power to:

(a) Perform all of the duties and obligations of the Association as set forth in restrictive covenants applicable to the subdivision;

(b) Affix, levy and collect and enforce payment by any lawful means of, all charges and assessments pursuant to the terms of the applicable restrictive covenants; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association;

(c) Acquire (by gift, purchase, or otherwise), own, hold and improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of, real and personal property in connection with the affairs of the Association;

(d) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes; or annex additional residential property or common areas, provided that any merger, consolidation or annexation shall have the assent by vote or written instrument of two-thirds (2/3) of the votes of the Association;

(e) Have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of

the Association will be financed by assessments against members as provided in the restrictive covenants, and no part of any net earnings of the Association will inure to the benefit of any member.

#### ARTICLE III

Every person or entity who is a record owner of a fee or undivided fee interest in any unit which is within the property described in Exhibit "A", but excluding persons or entities holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a unit.

#### ARTICLE IV

The period of duration of the Association shall be perpetual.

#### ARTICLE V

The address of the principal office of the Association, and the name of the registered agent at such address, is:

MEHRDAD GHAZVINI  
5028 Tennessee Capital Blvd.  
Tallahassee, FL 32303

#### ARTICLE VI

The affairs of the Association shall be managed by a board of directors, a president and vice president, who shall at all times be members of the board of directors, and a secretary and treasurer. Such officers shall be elected at the first meeting of the board of directors following each annual meeting of members.

The method of election of the directors shall be as stated in the Bylaws.

The names of the officers who are to serve until the first election are:

|                        |   |                     |
|------------------------|---|---------------------|
| HOSSEIN GHAZVINI       | - | President           |
| BEHZAD GHAZVINI        | - | Vice-President      |
| MEHRAN GHAZVINI        | - | Vice-President      |
| MOHAMMAD-SAEED YAZDANI | - | Vice-President      |
| ROOZBEH YAZDANI        | - | Vice-President      |
| MEHRDAD GHAZVINI       | - | Secretary/Treasurer |

#### ARTICLE VII

The number of persons constituting the first board of directors of the Association shall be six (6), and the names and addresses of the persons who shall serve as directors until the first election are:

HOSSEIN GHAZVINI  
5028 Tennessee Capital Blvd.  
Tallahassee, FL 32303

MEHRDAD GHAZVINI  
5028 Tennessee Capital Blvd.  
Tallahassee, FL 32303

BEHZAD GHAZVINI  
5028 Tennessee Capital Blvd.  
Tallahassee, FL 32303

MEHRAN GHAZVINI  
5028 Tennessee Capital Blvd.  
Tallahassee, FL 32303

MOHAMMAD-SAEED YAZDANI  
5028 Tennessee Capital Blvd.  
Tallahassee, FL 32303

ROOZBEH YAZDANI  
5028 Tennessee Capital Blvd.  
Tallahassee, FL 32303

#### ARTICLE VIII

The Bylaws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of a majority of each class of members existing at the time of

and present at such meeting, except that the initial Bylaws of the Association shall be made and adopted by the directors.

#### ARTICLE IX

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association or at any special meeting duly called and held for such purpose, on the affirmative vote of two-thirds (2/3) of each class of members existing at the time of, and present at such meeting.

#### ARTICLE X

The Association shall have two (2) classes of voting members as follows:

Class A - Class A members shall be all owners of property within the subdivision with the exception of Declarant, and shall be entitled to one (1) vote for each unit owned as defined in the restrictive covenants. When more than one (1) person holds an interest in any unit, all such persons shall be members. The vote or votes for such unit shall be exercised as such members may determine among themselves.

Class B - The Class B member shall be the Declarant, as such term is defined in the Declaration of Restrictive Covenants of SAWGRASS PLANTATION, who shall be entitled to two (2) votes for each unit within the subdivision owned by Declarant to be

constructed as shown on the approved preliminary plat of the property.

#### ARTICLE XI

On dissolution, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization organized and operated for such similar purposes.

#### ARTICLE XII

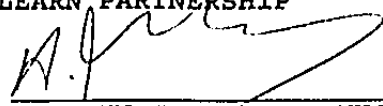
Notwithstanding any other provision of these Articles to the contrary, so long as Class B membership exists, the following actions shall require the prior approval of the Federal Housing Authority and the Veterans Administration: annexation of any additional property, mergers or consolidations, mortgaging of common areas, dedication of common areas to public use, dissolution, or amendment of the Articles of Incorporation.

EXECUTED this 15<sup>th</sup> day of May, 1995.

INCORPORATOR:

SAWGRASS PLANTATION OF  
KILLEARN PARTNERSHIP

By:

  
HOSSEIN GHAZVINI-NEJAD,  
General Partner

- and -

By:

  
MOHAMMED-SAEED YAZDANI,  
General Partner

GARDNER, SHELFER, DUGGAR  
& DIST, P.A.  
Attorneys for Association  
1300 Thomaswood Drive  
Tallahassee, FL 32312  
(904) 385-0070

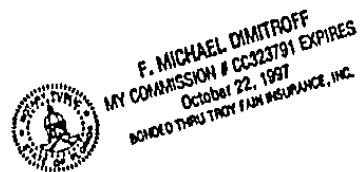
STATE OF FLORIDA,  
COUNTY OF LEON.

BEFORE ME, the undersigned authority, personally appeared  
HOSSEIN GHAZVINI-NEJAD and MOHAMMAD-SAEED YAZDANI, in their  
capacity as General Partners of SAWGRASS PLANTATION OF KILLEARN  
PARTNERSHIP, who, first being duly sworn by me, and to me well  
known to be the individuals described in the foregoing Articles of  
Incorporation, acknowledged to and before me that they executed the  
same for the purposes expressed therein.

WITNESS my hand and official seal on this 15<sup>th</sup> day of  
May, 1995.

F. Michael Dimitroff  
NOTARY PUBLIC -

My Commission Expires:





95 JUN -2 PM 3:33  
FILED  
TALLAHASSEE, FLORIDA

**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the Registered Office/Registered Agent, in the State of Florida:

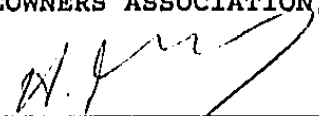
1. The name of the corporation ("Association") is  
**SAWGRASS PLANTATION OF KILLEARN HOMEOWNERS ASSOCIATION, INC.**

2. The name and address of the Registered Agent and principal office is:

**MEHRDAD GHAZVINI  
5028 Tennessee Capital Blvd.  
Tallahassee, FL 32303**

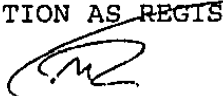
DATED this 15<sup>th</sup> day of May, 1995.

**SAWGRASS PLANTATION OF KILLEARN  
HOMEOWNERS ASSOCIATION, INC.**

By: 

**HOSSEIN GHAZVINI,  
Its President**

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

  
**MEHRDAD GHAZVINI**

DATED: May 15<sup>th</sup>, 1995

## EXHIBIT A

Begin at the Northwest corner of the Northeast Quarter of Section 9, Township 1 North, Range 1 East, Leon County, Florida, and run South 1516.01 feet to a concrete monument (PLS #4816), thence North 57 degrees 02 minutes 15 seconds East 131.91 feet to a concrete monument (PLS #4816), thence North 20 degrees 19 minutes 00 seconds East 116.22 feet to a concrete monument (PLS #4816), thence South 82 degrees 37 minutes 12 seconds East 169.99 feet to a concrete monument (PLS #4816), thence South 03 degrees 54 minutes 00 seconds East 458.80 feet to a concrete monument (PLS #4816), thence North 03 degrees 29 minutes 00 seconds West 138.05 feet to a concrete monument (PLS #4816), thence South 20 degrees 06 minutes 07 seconds West 83.73 feet to a concrete monument (PLS #4816) lying on the Northerly right of way boundary of Raymond Diehl Road on a curve concave to the North, thence along said right of way curve with a radius of 570.00 feet, through a central angle of 32 degrees 12 minutes 08 seconds, for an arc distance of 320.36 feet (the chord of said arc being North 87 degrees 14 minutes 47 seconds East 3.616 feet) to a concrete monument (PLS #4816), thence leaving said right of way boundary run South 22.21 feet to the centerline of Raymond Diehl Road, thence North 71 degrees 15 minutes 31 seconds East along said centerline a distance of 17.20 feet, thence North 65 degrees 01 minute 12 seconds East along said centerline a distance of 47.59 feet, thence North 58 degrees 39 minutes 00 seconds East along said centerline a distance of 99.06 feet, thence North 48 degrees 13 minutes 50 seconds East along said centerline a distance of 100.58 feet, thence North 43 degrees 36 minutes 56 seconds East along said centerline a distance of 100.38 feet, thence North 42 degrees 33 minutes 53 seconds East along said centerline a distance of 102.77 feet, thence North 38 degrees 06 minutes 00 seconds East along said centerline a distance of 94.37 feet, thence North 33 degrees 32 minutes 05 seconds East along said centerline a distance of 103.47 feet, thence North 32 degrees 33 minutes 23 seconds East along said centerline a distance of 94.63 feet, thence North 35 degrees 31 minutes 01 second East along said centerline a distance of 99.20 feet, thence North 41 degrees 05 minutes 12 seconds East along said centerline a distance of 97.28 feet, thence North 50 degrees 29 minutes 15 seconds East along said centerline a distance of 93.67 feet, thence North 57 degrees 5 minutes 14 seconds East along said centerline a distance of 93.02 feet, thence North 60 degrees 29 minutes 29 seconds East along said centerline a distance of 31.37 feet, thence leaving said centerline and run North 00 degrees 14 minutes 42 seconds West 1065.89 feet to a concrete monument (PLS #1254), thence North 89 degrees 40 minutes 08 second. West 1319.89 feet to the POINT OF BEGINNING.