

# State of Florida



## Department of State

I certify from the records of this office that SUNSET ESTATE HOMEOWNERS ASSOCIATION OF PENSACOLA, INC. is a corporation organized under the laws of the State of Florida, filed on March 15, 2000.

The document number of this corporation is N00000001664.

I further certify that said corporation has paid all fees due this office through December 31, 2000, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capitol, this the  
Fifteenth day of March, 2000



CR2EO22 (1-99)

*Katherine Harris*

Katherine Harris  
Secretary of State

# State of Florida



## Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of SUNSET ESTATE HOMEOWNERS ASSOCIATION OF PENSACOLA, INC., a Florida corporation, filed on March 15, 2000, as shown by the records of this office.

The document number of this corporation is N00000001664.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capitol, this the  
Fifteenth day of March, 2000



CR2EO22 (1-99)

*Katherine Harris*

Katherine Harris  
Secretary of State

ARTICLES OF INCORPORATION

OF

SUNSET ESTATE HOMEOWNERS ASSOCIATION OF Pensacola, INC.

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

00 MAR 15 AM 11:00

APPROVED  
AND  
FILED

I, the undersigned, hereby associate myself together for the purpose of becoming a corporation not for profit under Chapter 617, Laws of the State of Florida, providing for the formation, liability, rights, privileges and immunities of a corporation not for profit.

ARTICLE I

The name of the corporation is SUNSET ESTATE HOMEOWNERS ASSOCIATION OF Pensacola, INC. and the initial principal address of the corporation is 8680 Scenic Highway, Box 18, Pensacola, FL 32514.

ARTICLE II

GENERAL NATURE OF BUSINESS

The general nature of the business to be conducted by the Association should be the operation and management of the affairs and property of the home development known as the SUNSET ESTATE HOMEOWNERS ASSOCIATION, INC., located in a Portion of Section 38, Township 1 South, Range 31 West, Escambia County, Florida and contains 19.42 acres, and more particularly described in the Public Records Escambia County, Florida, and to

perform all acts and functions allowed by the laws of the State of Florida.

### ARTICLE III

#### POWERS

The Association shall have all of the statutory powers of a corporation not for profit, and all of the powers and duties set forth in these Articles. Where variances permitted by law appear in these Articles of Incorporation, these Articles shall control. The Association may enter into Lease Agreements and may acquire and enter into agreements acquiring leaseholds, memberships, and other possessory or use interests for terms up to and including 99 years, whether or not contiguous to the lands of the subdivision, intended to provide for the enjoyment, recreation or other use or benefit of the members; including but not limited to the lease of recreation areas and facilities.

### ARTICLE IV

#### MEMBERSHIP

Every owner of a Lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

### ARTICLE V

#### VOTING RIGHTS

The Association shall have one (1) class of voting membership. Each Member 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 determined, but in no event shall more than one vote be cast with respect to any Lot.

ARTICLE VI

DISTRIBUTION

No part of the income of this corporation shall be distributed to its members, except as compensation for services rendered.

ARTICLE VII

EXISTENCE

This corporation shall have perpetual existence unless dissolved according to law.

ARTICLE VIII

REGISTERED OFFICE AND REGISTERED AGENT

The street address and city of the initial registered office of the corporation is 8680 Scenic Highway, Box 18, Pensacola, Florida 32514, and the name of the registered agent at such address is LEONARD G. JERNIGAN.

ARTICLE IX

NUMBER OF DIRECTORS

The business of the corporation shall have be conducted by a Board of Directors which shall consist of not less than three (3) persons, and elected at the Association's first annual meeting in the manner described in the corporation's Bylaws.

#### ARTICLE X

##### INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and directors shall be indemnified by the Association against all expenses and liabilities including attorney's fees (including appellate proceedings) reasonably incurred in connection with any proceeding or settlement thereof in which they may become involved by reason of holding such office. The Association may purchase and maintain insurance on behalf of all officers and directors against any liability asserted against them or incurred by them in their capacity as officers and directors or arising out of their status as such.

#### ARTICLE XI

##### BYLAWS

The Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws.

#### ARTICLE XII

##### OFFICERS, DIRECTORS AND SUBSCRIBERS

The names and street addresses of the initial Officers and

Directors and the Subscribers to these Articles of Incorporation are as follows:

Leonard G. Jernigan  
8680 Scenic Highway  
Box 18  
Pensacola, Florida 32514.

President/Director  
Secretary/Treasurer

#### ARTICLE XIII

##### AMENDMENTS

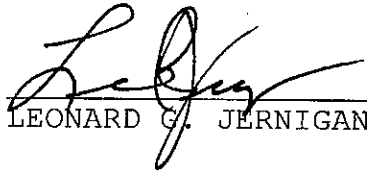
The Association reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Incorporation by a two-thirds (2/3) vote of all members of the corporation.

#### ARTICLE XIV

##### 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 non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

IN WITNESS WHEREOF, we, the undersigned subscribers to these Articles of Incorporation, have set our hands and seals this 14th day of March, 2000.

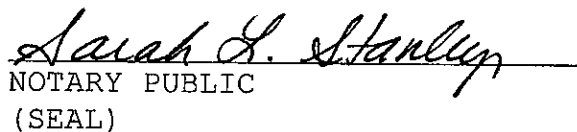
  
LEONARD G. JERNIGAN

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

I, the undersigned authority, in and for said County in said State, hereby certify that LEONARD G. JERNIGAN, whose name is signed to the foregoing instrument, and who is personally known to me, and who did not take an oath, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of March, 2000.

 Sarah L. Stanley  
Commission # CC 776442  
Expires SEP. 17, 2002  
BONDED THRU  
ATLANTIC BONDING CO., INC.

  
NOTARY PUBLIC  
(SEAL)



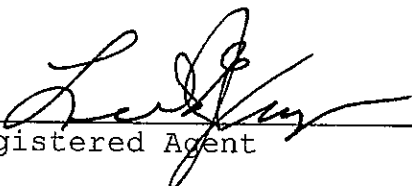
REGISTERED AGENT'S CERTIFICATE

In pursuance of Florida Statutes, the following is submitted in compliance with said act:

FIRST, THAT SUNSET ESTATE HOMEOWNERS ASSOCIATION of Pensacola, INC. desiring to organize under the laws of the State of Florida, with its registered office as indicated in the Articles of Incorporation, in Escambia County, Florida 32501, has named LEONARD G. JERNIGAN, 8680 Scenic Highway, Box 18, Pensacola, Florida 32514, as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

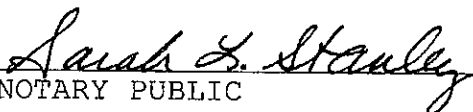
Having been named to accept service of process for the above stated not-for-profit corporation at 8680 Scenic Highway, Box 18, Pensacola, Florida 32514, the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 607.325 Florida Statutes.

  
\_\_\_\_\_  
Registered Agent

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Sworn to and subscribed before me this 14th day of March, 2000.

 Sarah L. Stanley  
Commission # CC 776442  
Expires SEP. 17, 2002  
BONDED THRU  
ATLANTIC BONDING CO., INC.

  
\_\_\_\_\_  
NOTARY PUBLIC  
(SEAL)

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

00 MAR 15 AM 11:00

APPROVED  
AND  
FILED