

NO3401

ARTICLES OF INCORPORATION  
OF  
LEISURE LAKES HOMEOWNERS' ASSOCIATION, INC.

We, the undersigned acting as incorporators of a non-profit corporation under Chapter 617 of the Florida Statutes, adopt the following Articles of Incorporation for such corporation:

ARTICLE I

NAME -- The name of this corporation is LEISURE LAKES HOMEOWNERS' ASSOCIATION, INC.

ARTICLE II

PURPOSE -- This corporation is organized to further promote the common interests of property owners in the area known as Leisure Lakes, and specifically described in Exhibit A attached hereto. In furtherance of this purpose, this corporation may exercise all powers and privileges set forth in the Leisure Lakes Protective Covenants as recorded in Official Record Book 201 page 598, of the public records of Washington County, Florida, as it may be amended from time to time. Additionally, this corporation shall have and exercise any and all powers, rights, and privileges which a nonprofit corporation organized under Chapter 617, Laws of the State of Florida, by law may now or hereafter have or exercise.

ARTICLE III

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QUALIFICATION OF MEMBERS AND MANNER OF ADMISSION -- Each owner of a building site of the property described in Exhibit A attached hereto shall automatically be a member of this Association upon the recordation of a plat designating such building site and including the property described in Exhibit A attached hereto.

The qualifications set forth above shall be the only qualifications for membership and neither the Board nor the Association shall have the power to impose additional membership requirements.

ARTICLE IV

DURATION -- The period of duration of this Association shall be perpetual.

ARTICLE V

NAMES AND RESIDENCES OF SUBSCRIBERS -- The name and address of each subscriber is:

1. Gene D. Brown  
805 Lewis State Bank Building  
Tallahassee, Florida 32301
2. Sandra M. Chase  
805 Lewis State Bank Building  
Tallahassee, Florida 32301
3. Barbara S. Withers  
805 Lewis State Bank Building  
Tallahassee, Florida 32301

ARTICLE VI

OFFICERS AND ELECTION OR APPOINTMENT -- The affairs of this corporation are to be managed by a Board of Directors composed of not less than three persons nor more than five persons, who need not be members of the Association. The first Board of Directors shall have three members; and in the future, the number will be determined from time to time in accordance with the provisions of the bylaws. The Board of Directors shall be elected annually commencing one year from incorporation.

ARTICLE VII

OFFICERS -- The officers of this Association shall be a President, Secretary, and Treasurer, each of whom shall be elected by the Board of Directors following the election of the Board of Directors by the members of the Association. The Board may elect themselves or other persons to fill such offices. Any two or more offices may be held by the same person.

ARTICLE VIII

NAMES OF OFFICERS -- The names of the officers who are to serve until the first election under these Articles are:

1. President: Gene D. Brown
2. Secretary: Sandra M. Chase
3. Treasurer: Barbara S. Withers

ARTICLE IX

FIRST BOARD OF DIRECTORS -- Three persons shall constitute the first Board of Directors, and the names and addresses of these persons are:

Gene D. Brown  
805 Lewis State Bank Building  
Tallahassee, Florida 32301

Sandra M. Chase  
805 Lewis State Bank Building  
Tallahassee, Florida 32301

Barbara S. Withers  
805 Lewis State Bank Bldg.  
Tallahassee, FL 32301

ARTICLE X

BYLAWS -- The bylaws of this 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 51% of all the members present and voting, each member having one vote for each building site owned by such member. There shall be no votes by proxy. Any owner may designate that the occupant of a home shall be the member in lieu of such owner. No owner shall be entitled to vote unless such member has paid all of his dues and other charges or assessments as shown by the books of the Association. When any property within Leisure Lakes is owned of record in joint tenancy or tenancy in common, or in any other manner of joint or common ownership, such owners shall collectively be entitled to one vote per building site, which vote shall be exercised by the consent of a majority of the owners of record of such building site. The owner of two or more building sites, shall nevertheless be entitled to one vote per building site. The initial bylaws of the Association shall be made and adopted by the Board of Directors.

ARTICLE XI


INITIAL RESIDENT AGENT -- The name and address of the  
Initial Registered Agent is:

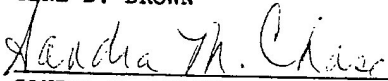
Gene D. Brown  
805 Lewis State Bank Building  
Tallahassee, Florida 32301

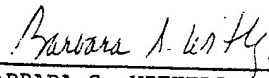
ARTICLE XII

ARTICLES OF INCORPORATION -- Amendments to these  
Articles of Incorporation may be proposed and adopted by  
members of the Association in the manner provided for under  
Article X, provided that no amendment of either the Bylaws  
or the Articles shall conflict with any provision of the  
Leisure Lakes Protective Covenants, as amended from time  
to time.

IN WITNESS WHEREOF, for the purpose of forming this  
corporation under the laws of the State of Florida, we, the  
undersigned, constituting the incorporators of this Association,  
have executed these Articles of Incorporation, this 1st  
day of June, 1984.

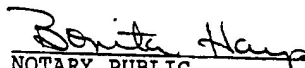
  
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GENE D. BROWN

  
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SANDRA M. CHASE

  
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BARBARA S. WITHERS

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing Articles of Incorporation of LEISURE LAKES  
HOMEOWNERS' ASSOCIATION, INC., were acknowledged before me  
this 1st day of June, 1984, by GENE D. BROWN,  
SANDRA M. CHASE and BARBARA S. WITHERS, as Incorporators.

  
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NOTARY PUBLIC  
My Commission Expires:

Notary Public, State of Florida  
My Commission Expires July 19, 1985  
Bonded Through Troy Fair - Insurance, Inc.