

State of Florida

OR1117PG1279



Department of State

I certify that the attached is a true and correct copy of Articles of Incorporation of NATURAL WELLS HOMEOWNER'S ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on June 8, 1984, as shown by the records of this office.

The Charter number for this corporation is N03538.

JUN 8 12 13 PM 1984
PAUL F. HARTFIELD
CLERK OF CIRCUIT COURT

RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
8th day of June, 1984.

George Firestone
Secretary of State



CER-101

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UNOFFICIAL DOCUMENT

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF

NATURAL WELLS HOMEOWNER'S ASSOCIATION, INC.

OK 111701280

In compliance with the requirements of Chapter 617, Part I, Florida Statutes, the undersigned, all of whom are residents of Leon County, Florida, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of the corporation is NATURAL WELLS HOMEOWNER'S ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

The principal office of the Association is located at 325 John Knox Road, Suite F-160, Tallahassee, Florida 32303.

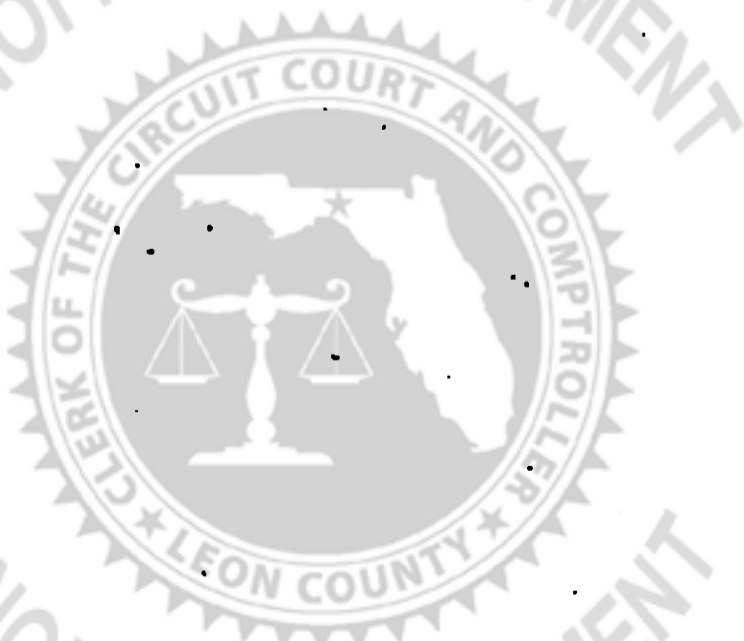
ARTICLE III

CHARLES E. WALTERS, whose address is 325 John Knox Road, Suite F-160, Tallahassee, Florida 32303, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE OF POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purpose for which it is formed are to provide for maintenance, preservation and



architectural control of the residential Lots and Common Area within that certain tract of property described as:

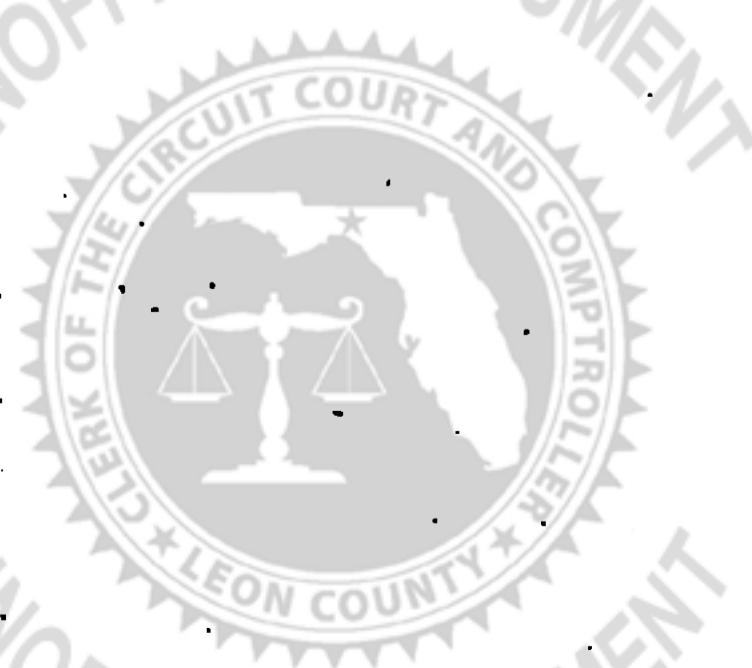
Natural Wells Subdivision more specifically described in Exhibit "A" attached hereto.

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be 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 Official Records Book OR 1117, Page 1261-1278, of the public records 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 in 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;

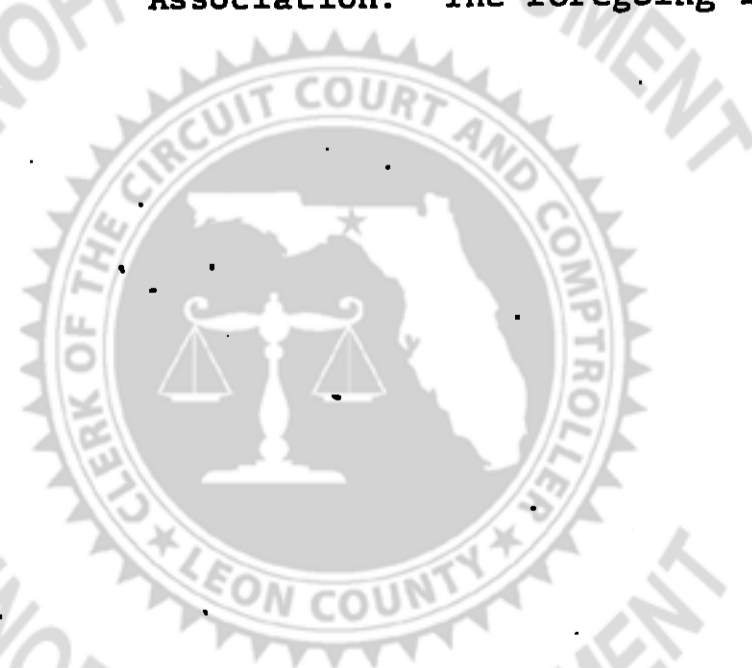
(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assets of two-thirds (2/3) of each class of members; and

(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 single-family site or multi-family unit 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 persons or



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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 single-family site or multi-family unit which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

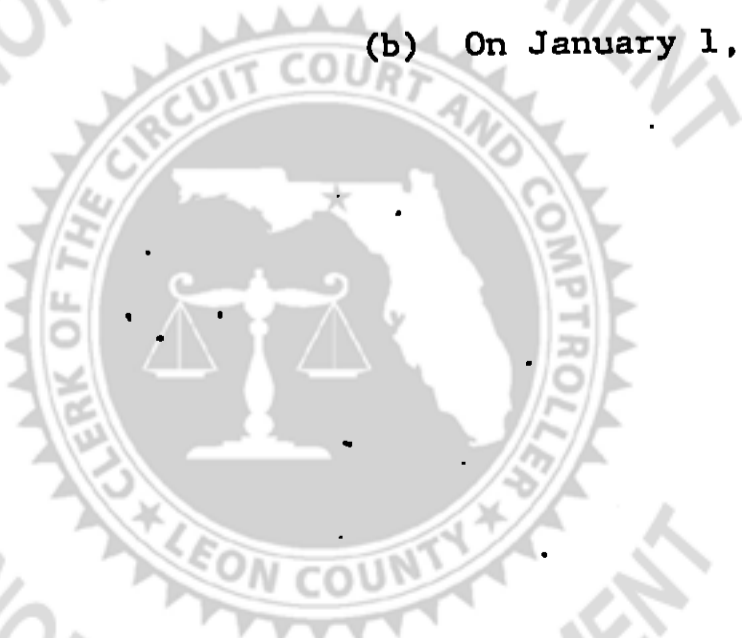
The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Developer, and shall be entitled to one vote for each single-family site owned, and in the case of a multi-family site one-half vote for each residential living unit wherein the interest is fee simple title owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for each site or unit shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any site or one-half vote with respect to any unit.

Class B. The Class B member shall be the Developer (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) On January 1, 1986.



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ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

NAME:

ADDRESS:

RICHARD H. FRIEDBERG

325 John Knox Road, Suite F-160
Tallahassee, Florida 32303

CHARLES E. WALTERS

325 John Knox Road, Suite F-160
Tallahassee, Florida 32303

DAN JACOBS

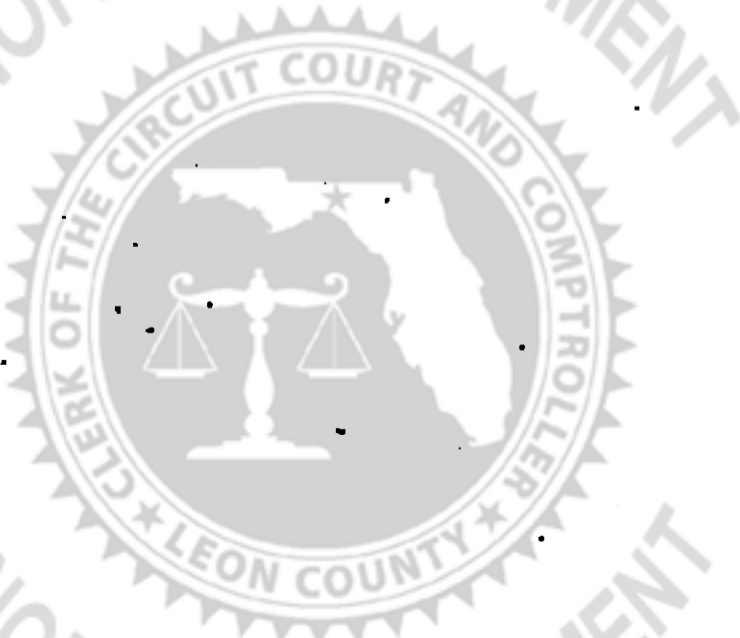
325 John Knox Road, Suite F-160
Tallahassee, Florida 32303

At the first annual meeting the members shall elect one director for a term of one year, one director for a term of two years and one director for a term of three years; and at each annual meeting thereafter the members shall elect one director for a term of three years. The above-named original directors shall also be the subscribers of these Articles.

ARTICLE VIII

OFFICERS, TERMS

The officers of the corporation will consist of a President, Vice-President, Secretary and Treasurer. The first officers and their addresses are as follows:



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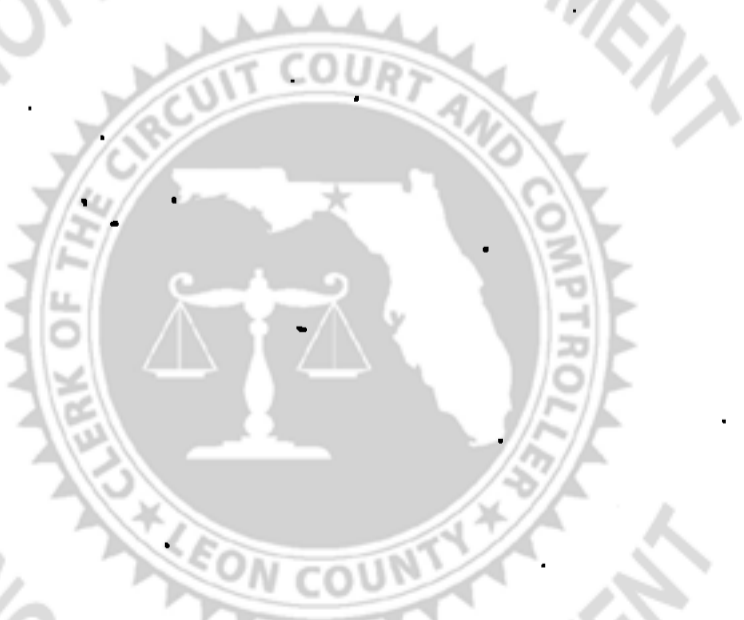
RICHARD H. FRIEDBERG	President	325 John Knox Road Suite F-160 Tallahassee, Florida 32303
CHARLES E. WALTERS	Vice-President	325 John Knox Road Suite F-160 Tallahassee, Florida 32303
CHARLES E. WALTERS	Secretary	325 John Knox Road Suite F-160 Tallahassee, Florida 32303
CHARLES E. WALTERS	Treasurer	325 John Knox Road Suite F-160 Tallahassee, Florida 32303

The first officers shall serve until the first meeting of the Board of Directors following the first annual meeting. Thereafter the election of officers shall take place at the meeting of the Board of Directors following each annual meeting of the members.

ARTICLE IX

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than a two-thirds (2/3) vote 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.



ARTICLE X

DURATION

DR117701286

The corporation shall exist perpetually.

ARTICLE XI

AMENDMENTS

Amendment of these Articles shall require the assent of a three-quarters (3/4) vote of the entire membership. Amendment alteration or rescission of the By-Laws of this Corporation shall require the assent of a majority vote of each class of members. The initial By-Laws shall be made by the incorporators and proposed to the Board of Directors for their acceptance by a majority vote thereof.

ARTICLE XII

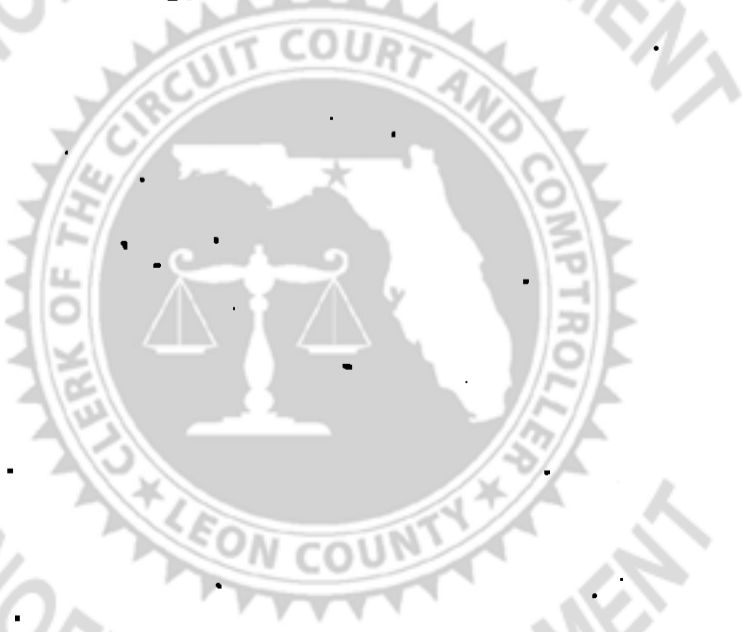
FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

ARTICLE XIII

MISCELLANEOUS PROVISIONS

All other actions of this corporation and its officers not provided for in these Articles shall be governed by the By-Laws of the corporation as adopted by the Board of Directors.



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 29th day of May, 1984.

Silvia Colon

James Wake
As to Richard H. Friedberg

[Signature]
As to Charles E. Walters

[Signature]
As to Dan Jacobs

x [Signature]
RICHARD H. FRIEDBERG

[Signature]
CHARLES E. WALTERS

[Signature]
DAN JACOBS

I HEREBY CONSENT to the appointment as Resident Agent of this corporation.

[Signature]
CHARLES E. WALTERS

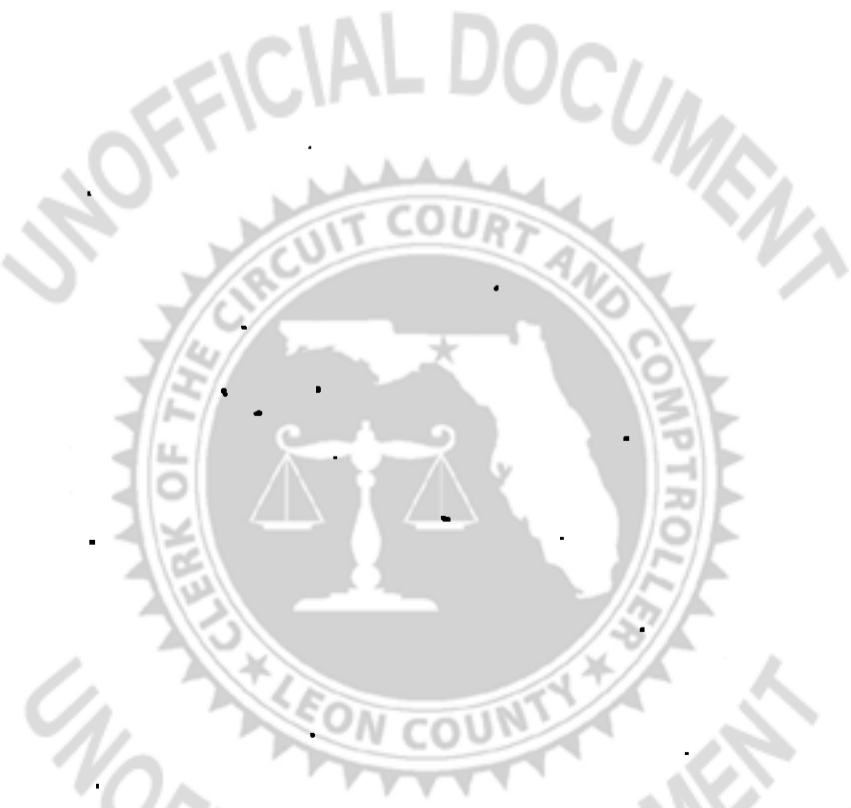
STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me this 29th day of May, 1984, by RICHARD H. FRIEDBERG, one of the original subscribers to NATURAL WELLS HOMEOWNER'S ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation.

[Signature]
Notary Public for the State and County aforesaid.

My Commission Expires: 3-30-85


ANTHONY J. TESORIERO
Notary Public, State of New York
No. 43-4786598
Qualified in Richmond County
Commission Expires March 30, 1985



STATE OF FLORIDA
COUNTY OF LEON:

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The foregoing instrument was acknowledged before me this 31st day of December, 1984, by CHARLES E. WALTERS, one of the original subscribers of and Resident Agent to NATURAL WELLS HOMEOWNER'S ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation.


Notary Public, State of Florida
at Large.

My Commission Expires:

Notary Public, State of Florida
My Commission Expires March 5, 1986
Bonded thru Troy reid - Insurance, Inc.

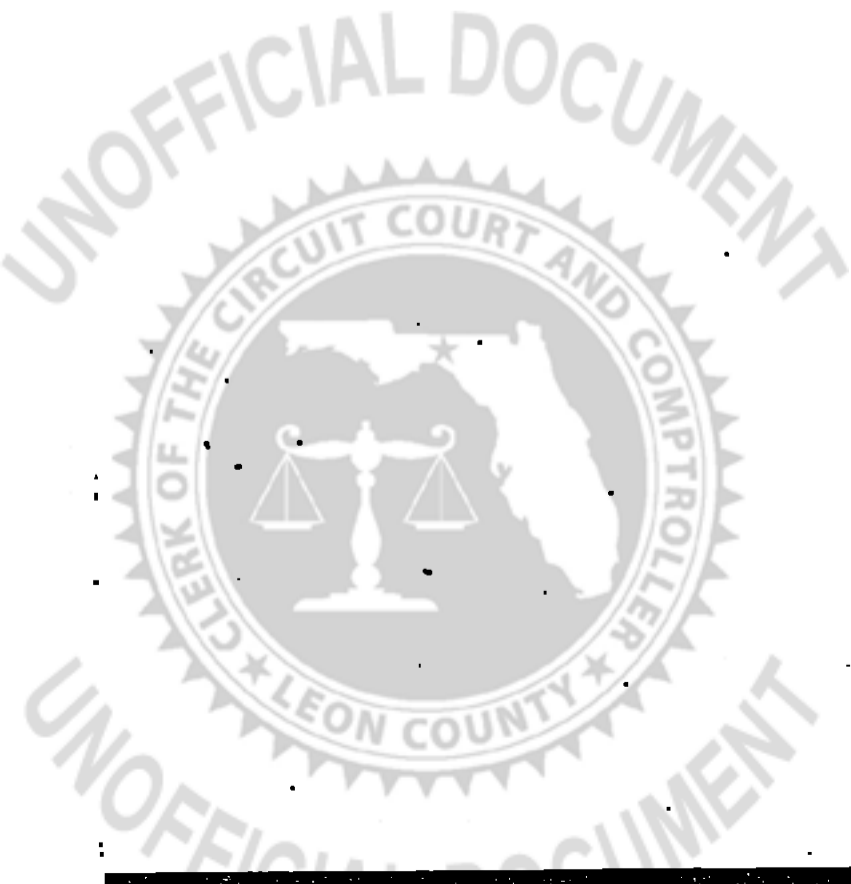
STATE OF FLORIDA
COUNTY OF LEON:

The foregoing instrument was acknowledged before me this 31st day of December, 1984, by DAN JACOBS, one of the original subscribers to NATURAL WELLS HOMEOWNER'S ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation.


Notary Public, State of Florida
at Large.

My Commission Expires:

Notary Public, State of Florida
My Commission Expires March 5, 1986
Bonded thru Troy reid - Insurance, Inc.



I do not claim any interest in the property listed in the security agreement. However, my guarantee of payment of the note total includes any amounts agreed to be paid under the terms of the security

LEGAL DESCRIPTION OF NATURAL WELLS
SUB-DIVISION

PARCEL 1 -

Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 1 East, Leon County, Florida, and thence run East 267.27 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North 00 degrees 06 minutes 18 seconds East 260.77 feet to the Southerly boundary of a 60.00 foot roadway easement, thence run East along said Southerly boundary 704.12 feet to the centerline of the 100.00 foot right-of-way of a City of Tallahassee power line easement, thence run South 11 degrees 36 minutes 17 seconds East along said centerline 266.20 feet, thence run West 758.14 feet to the POINT OF BEGINNING; containing 4.38 acres, more or less.

Subject to a City of Tallahassee power line easement over and across the East 50.00 feet thereof.

ALSO:

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PARCEL 2 -

Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 1 East, Leon County, Florida, and thence run North 00 degrees 06 minutes 18 seconds East 320.77 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North 00 degrees 12 minutes 40 seconds East 2337.49 feet to the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 21, thence run South 89 degrees 53 minutes 36 seconds East 470.51 feet to the centerline of the 100.00 foot right-of-way of a City of Tallahassee power line easement, thence run South 11 degrees 36 minutes 17 seconds East along said centerline 2385.36 feet to the Northerly boundary of a 60.00 foot roadway easement, thence run West along said Northerly boundary 958.96 feet to the POINT OF BEGINNING; containing 38.34 acres, more or less.

Subject to a City of Tallahassee power line easement over and across the East 50.00 feet thereof.

LESS AND EXCEPT:

Lot 5 - Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 1 East, Leon County, Florida, thence run North 00 degrees 06 minutes 18 seconds East 320.77 feet to the Northerly boundary of a 60.00 foot roadway, thence run North 00 degrees 12 minutes 40 seconds East 450.00 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 12 minutes 40 seconds East 125.00 feet, thence run East 372.67 feet to the point on the center line of a 60.00 foot roadway, said point being on a curve concave to the Easterly, thence run Southerly along said center line and along said curve with a radius of 287.70 feet, through a central angle of 12 degrees 01 minutes 36 seconds for an arc distance of 60.39 feet, thence run South 15 degrees 14 minutes 14 seconds East along said center line 67.89 feet, thence leaving said center line run West 400.64 feet to the POINT OF BEGINNING; containing 1.10 acres, more or less.

Subject to a roadway easement over and across the East 30.00 feet thereof.

ALSO LESS AND EXCEPT:

Lot 6 - Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 1 East, Leon County, Florida, thence run North 00 degrees 06 minutes 18 seconds East 320.77 feet to the Northerly boundary of a 60.00 foot roadway, thence run North 00 degrees 12 minutes 40 seconds East 575.00 feet for the POINT OF BEGINNING. From said POINT OF

BEGINNING continue North 00 degrees 12 minutes 40 seconds East 125.00 feet, thence run East 392.81 feet to the center line of a 60.00 foot roadway, thence run South 19 degrees 30 minutes 16 seconds West 13.61 feet to a point of curve to the left, thence run along said center line and along said curve with a radius of 287.70 feet, through a central angle of 22 degrees 42 minutes 54 seconds for an arc distance of 114.06 feet, thence leaving said center line run West 372.67 feet to the POINT OF BEGINNING; containing 1.09 acres, more or less.

Subject to a roadway easement over and across the East 30.00 feet thereof.

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ALSO LESS AND EXCEPT:

Lot 27 - Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 1 East, Leon County, Florida, and thence run East 1025.15 feet to the centerline of the 100.00 foot right-of-way of a City of Tallahassee power line easement, thence run North 10 degrees 59 minutes 36 seconds West along said centerline 877.71 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 85 degrees 57 minutes 40 seconds West 483.59 feet to a point on a curve on the centerline of a 60 foot roadway easement, said curve being concave to the Southeasterly, thence run Northerly along said centerline and along said curve with a radius of 287.70 feet, through a central angle of 22 degrees 42 minutes 54 seconds for an arc distance of 114.06 feet, thence run North 19 degrees 30 minutes 16 seconds East along said centerline 13.61 feet, thence leaving said centerline run East 430.78 feet to the centerline of said power line easement, thence run South 10 degrees 59 minutes 36 seconds East 162.04 feet to the POINT OF BEGINNING; containing 1.50 acres, more or less.

Subject to a roadway easement over and across the Westerly 30.00 feet thereof.

Subject to a power line easement over and across the Easterly 50.00 feet thereof.

ALSO LESS AND EXCEPT:

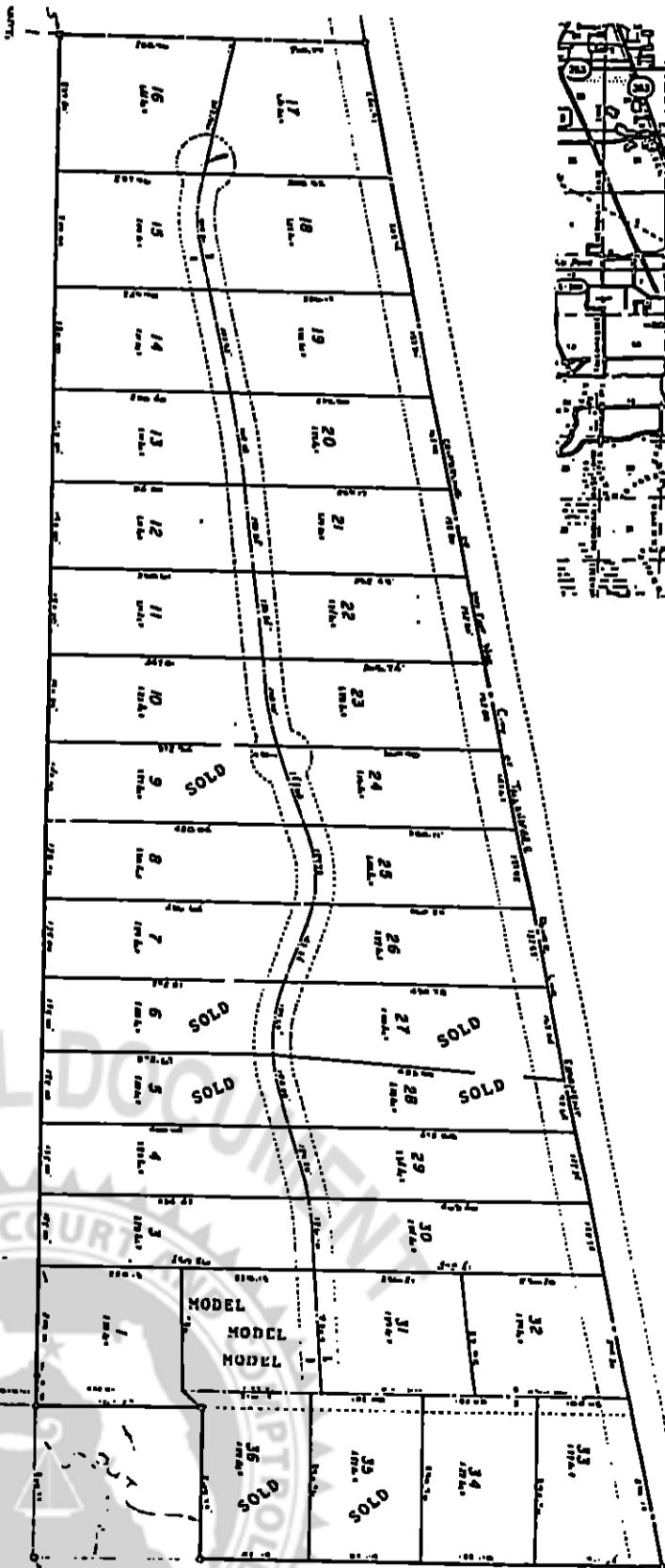
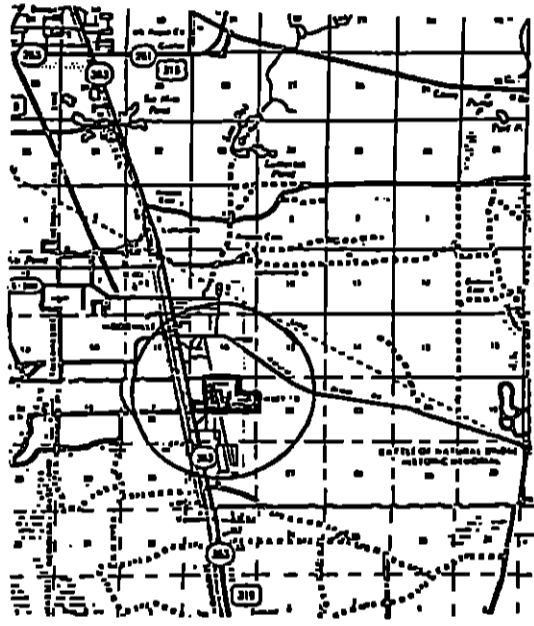
Lot 35 - Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 1 East, Leon County, Florida, and thence run East 449.35 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North 00 degrees 06 minutes 18 seconds East 290.76 feet, thence run East 182.08 feet, thence run South 00 degrees 06 minutes 18 seconds West 290.76 feet, thence run West 182.08 feet to the POINT OF BEGINNING; CONTAINING 1.22 acres, more or less.

Subject to a roadway easement over and across the Northerly 30.00 feet thereof.

ALSO LESS AND EXCEPT:

Lot 36 - Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 1 East, Leon County, Florida, and thence run East 267.27 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North 00 degrees 06 minutes 18 seconds East 260.77 feet, thence run North 40 degrees 35 minutes 02 seconds West 45.35 feet, thence run East 216.14 feet, thence run South 00 degrees 06 minutes 18 seconds West 290.76 feet, thence run West 182.08 feet to the POINT OF BEGINNING; containing 1.22 acres, more or less.

Subject to a roadway easement over and across the Northerly 30.00 feet thereof.



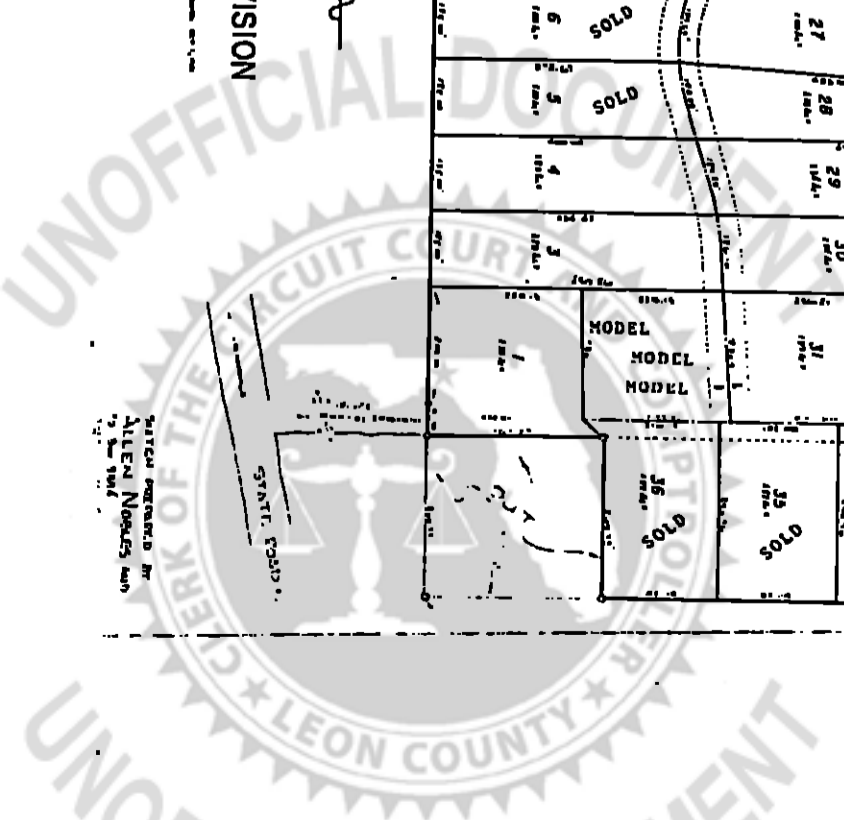
NATURAL WELLS SUBDIVISION

WOODLAND HOMES

SCALE 1"=100'



Exhibit "A"
Page 3 of 4



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ALSO:

Begin at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 1 East, Leon County, Florida, and run thence North 00 degrees 06 minutes 18 seconds East 260.77 feet to the Point of Beginning. From said Point of Beginning continue North 00 degrees 06 minutes 18 seconds East 60 feet, thence run North 89 degrees 50 minutes 47 seconds West 1160.21 feet to a point on the Easterly right of way boundary of State Road No. 363, thence run South 10 degrees 15 minutes 24 seconds East along said right of way 61 feet thence leaving said Right of Way run south 89 degrees 50 minutes 47 seconds East 1149.24 feet to the Point of Beginning, containing 1.59 acres, more or less.

EXHIBIT "A"

Page 4 of 4 Pages



CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR
THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT FOR
WHOM PROCESS MAY BE SERVED.

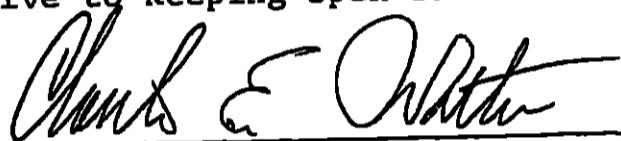
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In pursuance of Chapter 607.034, Florida Statutes, the following
is submitted in compliance with said Act:

First----- That NATURAL WELLS HOMEOWNER'S ASSOCIATION, INC.,
desiring to organize under the laws of the State of Florida with
its principal office, as indicated in the Articles of Incorporation
at City of Tallahassee, County of Leon, State of Florida,
has named CHARLES E. WALTERS, located at 325 John Knox Road,
Tallahassee, Florida 32303 as its agent to accept service of
process within this state.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above
stated corporation, at place designated in this certificate, I
hereby accept to act in this capacity, and agree to comply with
the provision of said Act relative to keeping open said office.



Resident Agent

FILED
1984 JUN -8 AM 11:44
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

UNOFFICIAL DOCUMENT



UNOFFICIAL DOCUMENT