

STATE OF ALABAMA

COUNTY OF BALDWIN

**AMENDED AND RESTATED ARTICLES OF INCORPORATION**  
**OF**  
**THE PROPERTY OWNERS ASSOCIATION OF ONO NORTH, INC.**  
**A NON-PROFIT CORPORATION**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned President of THE PROPERTY OWNERS ASSOCIATION OF ONO NORTH, INC. does hereby amend and restate these ARTICLES formed by the original incorporator under the Alabama Non-Profit Corporation Act [1975 Code of Alabama, Section 10-3A-1, et seq.] (hereinafter referred to as the “Act”), and declares:

**ARTICLE I – NAME**

The name of this Corporation shall be THE PROPERTY OWNERS ASSOCIATION OF ONO NORTH, INC. (hereinafter the “Corporation” or the “Association”).

**ARTICLE II – DEFINITIONS**

Certain terms used in these Articles of Incorporation shall be defined as follows.

2.1     **“Association”**: shall mean The Property Owners Association of Ono North, Inc.

2.2     **“Bylaws”**: shall mean the set of rules and guidelines, rights and privileges that govern the Association as defined by the Code of Alabama, 10A-2A-2.05 Bylaws.

2.3     **“Corporation”**: shall mean The Property Owners Association of Ono North, Inc.

2.4     **“Declarations”**: shall mean and refer to the Declaration of Rights, Covenants, Restrictions, Affirmative Obligations and Conditions which every Member has executed and is obligated to.

2.5     **“Lot”**: shall mean and refer to any of the numbered and delineated parcels shown on the Plat of Ono North, Phases One and Two, recorded in Probate Court in Baldwin County, Alabama.

2.6     **“Member(s)”**: Every person or entity who or which is the owner of record of a vested interest in fee simple title to any Lot within the Properties, which is subject by covenant of record to assessment by this Association.

2.7     **“Properties”**: shall collectively mean and refer to all those tracts or parcels numbered and delineated and shown on the Plat of Ono North, Phases One and Two, recorded in Probate Court in Baldwin County, Alabama.

2.8     **“Property”**: shall collectively mean and refer to an individual lot, tract or parcel numbered and delineated and shown on the Plat of Ono North, Phases One and Two, recorded in Probate Court in Baldwin County, Alabama.

### **ARTICLE III – PURPOSE**

**Section 1.** The purposes for which the Corporation is organized are to promote the health, safety and welfare of the member owning property within the perimeter boundaries of the “Properties” as defined in the Declaration of Rights, Covenants, Restrictions, Affirmative Obligations and Conditions and to exercise the powers specified in the Association Bylaws and to take any and all necessary actions for the mutual benefit of all the residents and owners of the Properties.

Section 2. This Corporation shall be without capital stock, shall not be operated for profit and shall not distribute gains, profits, or dividends to any of its Directors, Officers or Members. This Corporation shall be governed by the Bylaws of the Association. The Members of this Corporation shall not be personally liable for the debts, liabilities, or obligations of this Corporation.

#### **ARTICLE IV – ORIGINAL INCOPORATOR, REGISTERED AGENT, BUSINESS ADDRESS**

The original incorporator is:

**W ALLEN COX**

9901 Timbercreek Blvd.

Daphne, Alabama 36527

The Registered Agent is:

**MAUREEN WALLACE**

The Registered Agent business address:

31000 Harbour Drive

Orange Beach, Alabama 36561

#### **ARTICLE V – MEMBERSHIP**

Every person or entity who or which is the owner of record of a vested interest in fee simple title to any Lot within the Properties which is subject by covenant of record to assessment by this Association, shall be a member of this Association.

#### **ARTICLE VI – DISSOLUTION AND DISPOSAL OF ASSETS**

The Corporation shall exist perpetually, unless terminated according to the terms of these Articles.

Section 1. Dissolution. The Corporation may be dissolved only with the consent of sixty-six and two-thirds percent (66 2/3%) of all Members, present or represented by proxy at a meeting called for such purposes. Written notice of a proposal to dissolve, setting forth the reasons therefore and the disposition to be made of the assets (which shall be in accordance with Article V, Section 2 hereof) shall be mailed to every Member at least thirty (30) days in advance of any such action sought to be taken.

Section 2. Disposition of Assets Upon Dissolution. Upon dissolution of the Corporation, the assets, both real and personal, of the Corporation, shall be dedicated to an appropriate non-profit corporation, public agency, or utility to be devoted to purposes as nearly as practical, if possible, as those to which they were required to be devoted by the Corporation. No such disposition of Association properties shall be to divest or diminish any right or title of any Member vested in him under the recorded Declaration and deeds applicable to the Properties unless made in accordance with the provisions of such covenants and deeds.

*[SIGNATURE APPEARS ON THE FOLLOWING PAGE]*

IN WITNESS WHEREOF, the undersigned, being the President of THE PROPERTY OWNERS ASSOCIATION OF ONO NORTH, INC., for the purpose of amending and restating the foregoing Articles of Incorporation pursuant to the Code of Alabama, Title 10A, Division B, Sections 10A-1-3.11, 10A-1-3.12, 10A-1-3.15, 10A-1-3.17, has executed on this 30 day of APRIL, 2025.

**THE PROPERTY OWNERS ASSOCIATION  
OF ONO NORTH, INC.**

By: *Thomas Turkula*  
**THOMAS TURKULA**  
Its: President

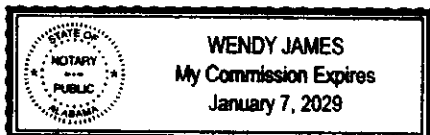
Attested by:

*Susan Oda*  
**SUSAN ODA**  
Its: Secretary

**STATE OF ALABAMA     )**  
**COUNTY OF BALDWIN    )**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **THOMAS TURKULA**, whose name as President of The Property Owners Association of Ono North, Inc., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, executed the same voluntarily and with full authority as such officer, on the date the same bears date.

Given under my hand and official seal this 30 day of April, 2025.



*Wendy James*  
NOTARY PUBLIC  
Print Name: Wendy James  
My Commission Expires: January 7 2029

**THIS INSTRUMENT WAS PREPARED BY:**

SHAWN T. ALVES of

**STONE CROSBY, P.C.**

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