

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of OAK KNOLLS ESTATES HOMEOWNERS ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on October 16, 1980, as shown by the records of this office.

The document number of this corporation is 754673.

I further certify that said corporation was administratively dissolved on January 14, 2009.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Twenty-fourth day of March, 2020



A handwritten signature in black ink, appearing to read "Laurel M. Lee".

Laurel M. Lee

Secretary of State

7-16-78

ARTICLES OF INCORPORATION
OF

OAK KNOLLS ESTATES HOMEOWNERS' ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT

In compliance with the requirements of Florida Statute 617, the undersigned, all of whom are residents of 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 Oak Knolls Estates Homeowners' Association, Inc., a Florida corporation not for profit, hereafter called the "Association".

ARTICLE II

The principal office of the Association is located at 226 South Palafox Street, Sixth Floor, Seville Tower, Pensacola, Florida, 32501.

ARTICLE III

John H. Richardson, whose address is 226 South Palafox Street, Sixth Floor, Seville Tower, Pensacola, Florida, 32501, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

POWERS AND DUTIES OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to its members thereof, and the general purpose for which it is formed is to promote the better recreation, health, safety and welfare of the owners of the lots in OAK KNOLLS ESTATES, an unincorporated subdivision in that portion of Section 23, Township 2 South, Range 30 West, Escambia County, Florida, described as follows:

Commencing at the Northeast corner of a 10 Acre tract known as Lot 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

...there leaving said right-of-way North 03° 37' 59" East, 561.80 feet to the point of beginning, containing 3.14 acres more or less.

hereinafter called the "Subdivision" and specifically 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 or to be recorded in the office of the Comptroller of Escambia 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 at 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 any property of the Association;

(c) acquire (by gift, purchase or otherwise) any property located within the Subdivision facilitating common maintenance, together with any other property or interests which the Association may determine are necessary or desirable to acquire for common maintenance and operation;

(d) have and 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 any lot or lots within the Subdivision shall be deemed to be a member of the Association. The foregoing shall not be intended to include persons or entities who hold an interest merely as security for the performance of an obligation and whose ownership or any interest is subject to determination by the Association.

ARTICLE VI

BOARD RIGHTS

The Association shall have the right of...

Class A. Class A members shall be all Cincts, with the exception of the Declarants, and 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 entitled to the vote for such lot shall be exercised as they determine and no event shall more than one vote be cast with respect to any lot.

Class B. The Class B members shall be the Declarants (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 B membership exceed the total votes outstanding in the Class A membership; or
- (b) on July 1, 1984.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) Directors, who shall not be members of the Association. The number of Directors may be changed by amendment of the Bylaws of the Association but shall never be less than three. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

- John G. Elvirman Sixth Floor, Sea Isle Tower
225 South Palmetto Street
Pensacola, Florida 32501
- J. Pauling Burnet Sixth Floor, Sea Isle Tower
225 South Palmetto Street
Pensacola, Florida 32501
- Edith S. Schaefer 2000 1/2 N. 1st St.
Pensacola, Florida 32501

At the next annual meeting, the Board shall elect one (1) Director for a term of one (1) year, one (1) Director for a term of two (2) years, and one (1) Director for a term of three (3) years, and shall annually elect a Secretary and a Treasurer.

ARTICLE VIII

DISSENTING

When a resolution is adopted by the Board of Directors, any Director who dissents to the resolution shall file a written statement of dissent with the Secretary of the Association.

each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be divided, conveyed and assigned to a non-profit corporation, association, trust or other institution approved by the courts, to be held and conveyed to the purposes of the Association.

ARTICLE III

DURATION

The corporation shall exist perpetually.

ARTICLE IV

AMENDMENTS

Amendments of these articles shall require the assent of seventy-five percent (75%) of the entire membership.

ARTICLE V

UNANIMOUS APPROVAL

In addition to those items which require a unanimous vote, the following actions shall require the prior approval of the Federal Housing Administration by the Veterans and Family Housing Administration of additional provisions, programs and modifications, including of Community development of Section 202, dissolution and amendment of these articles.

ARTICLE VI

OFFICERS

The Board of Directors of the Association shall be composed of not more than five members, who shall be elected annually by the members of the Association. The President shall be elected by the members of the Association and shall hold office for one year. The President shall have the authority to execute all contracts and agreements on behalf of the Association and to represent the Association in all legal proceedings. The President shall also have the authority to call and preside over the meetings of the Board of Directors and the members of the Association. The Board of Directors shall have the authority to elect and remove the President and to elect and remove the other officers of the Association. The Board of Directors shall also have the authority to elect and remove the members of the Association and to elect and remove the members of the Board of Directors.

ARTICLE XXIII

Section 1

The first business of the Association shall be to... by the Board of Directors... associated as a regular or special meeting of the... vote of a majority of a quorum of members... authority except that the Federal Banking Administration... veterans' benefits... shall have the right to vote... this shall be a class membership.

ARTICLE XXIV

MISCELLANEOUS

The Association shall make no distinction of income to its... directed... officers and no part of the... earnings... the corporation shall inure to the benefit of any individual or members... shall not... shall not... shall not...

WITNESSETH WHEREFORE, for the purpose of foregoing... under the laws of the State of Florida... incorporating the incorporation... have executed these Articles of Incorporation... 1978.

[Handwritten signatures and dates]
Date: _____

STATE OF FLORIDA)
COUNTY OF _____)

Notary Public in and for the State of Florida... My commission expires on _____