

ARTICLES OF INCORPORATION
OF
THE TRAILS PROPERTY OWNERS' ASSOCIATION, INC.

In compliance with the requirements of Chapter 617, now in compliance with Chapter 720 of the Florida Statutes, 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

NAME

The name of this corporation is THE TRAILS PROPERTY OWNERS' ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

PRINCIPAL OFFICE

The principal office of the Association is located at 18400 211 Road, Live Oak, Florida, 32060.

ARTICLE III

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members hereof, and the specific purposes for which it is formed are to provide for administration and preservation of the residence lots and the care, control and maintenance of all private roads, common areas and recreation facilities within that certain tract of property described as:

(See Exhibit "A" attached hereto and made a part hereof) and to promote the health, safety and welfare to the residents within the above-designated 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 Restrictions and Protective Covenants, hereinafter referred to as the "Declaration", applicable to the property and recorded or to be recorded in the public records of Suwannee 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 of all charges or assessments pursuant to the terms of the Declaration, these Articles or the Bylaws properly adopted here under; 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 the 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 or private roads 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 the members, agreeing to such dedication, sale or transfer;

(f) have and exercise any and all powers, rights and privileges which a corporation organized under FS 617 and now governed by FS 720 may now or hereafter have or exercise.

ARTICLE IV

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject to covenants of record or to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separate from ownership of any lot which is subject to assessment by the Association.

ARTICLE V

VOTING RIGHTS

Membership. The Association shall have one class of voting memberships: members shall all be owners 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 members. The vote for such lot shall be exercised as they among themselves 2/5

determine, but in no event shall more than one vote be cast with respect to any lot.

Restriction on Voting. Any other provisions herein to the contrary notwithstanding, no member or entity may ever cast more than five (5) votes, whether by proxy or in person.

ARTICLE VI
BOARD OF DIRECTORS

The affairs of this Association shall be managed by a board of five (5) directors who need not be members of this Association. The number of directors may be changed by amendment of the Bylaws 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:

<u>NAME</u>	<u>ADDRESS</u>
Lucy Hartl	18403 211 Drive, Live Oak, FL 32060
Stephen J. Hartl	18403 211 Drive, Live Oak, FL 32060
Robert Higgins	18684 213 th Drive, Live Oak, FL 32060
William Tyndall	18401 211 Road, Live Oak, FL 32060

At each annual meeting the members shall elect directors for those whose terms that have expired. Terms will run for two years.

ARTICLE VII
DISSOLUTION

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

The corporation shall exist perpetually.

ARTICLE IX
AMENDMENTS

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

ARTICLE X
BYLAWS

The Bylaws of this Association may be amended, altered or rescinded at any regular or special meeting of the members of the Association by a vote of a majority of a quorum of the members present in person or by proxy.

ARTICLE XI
REGISTERED AGENT

The name and address of the Registered Agent to accept service of process within this state and on behalf of the corporation is the current director/president, 18400 211 Road, Live Oak, FL 32060, and by such signature on the Certificate attached hereto, indicates acceptance as Registered Agent to act in this capacity pursuant to the laws of this state.

ARTICLE XII
COMMENCEMENT OF CORPORATE EXISTENCE

This corporation shall commence to exist under FS 720 on the date of filing these Articles of Incorporation with the Secretary of State.

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 amended Articles of Incorporation this 6 day of March, 2019.

Lucy Hartl

Lucy Hartl

Stephen J. Hartl

~~Stephen J. Hartl~~

Robert Higgins

Robert Higgins

William A. Tyndall

William A. Tyndall

STATE OF FLORIDA COUNTY OF SUWANNEE

BEFORE ME, the undersigned authority, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Stephen J. Hartl, and Lucy Hartl, to me well known to be the persons who executed the foregoing Articles of Incorporation and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal this 6th day of March, 2019.

Alaina N. Johnson

Notary Public

State of Florida at Large

My Commission Expires: 5/8/2022

SEAL

