



FILED  
Jul 13 10 32 AM '82  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF

FAIR OAKS VILLAGE CONDOMINIUM ASSOCIATION, INC.

We, the undersigned, hereby associate ourselves together for the purpose of forming a non-profit corporation under the laws of the State of Florida and certify as follows:

ARTICLE I

Name

The name of this corporation shall be:

FAIR OAKS VILLAGE CONDOMINIUM ASSOCIATION, INC.

ARTICLE II

Purpose

The corporation is organized as a corporation not for profit under the laws of Florida to provide an entity responsible for the operation and administration of FAIR OAKS VILLAGE, A CONDOMINIUM, according to the DECLARATION of CONDOMINIUM thereof now or hereafter recorded in the Public Records of Okaloosa County, Florida, with respect to certain lands lying in Okaloosa County, Florida. The By-Laws of this Association shall be attached to and made a part of the DECLARATION of CONDOMINIUM of FAIR OAKS VILLAGE, A CONDOMINIUM.

ARTICLE III

Members

All persons who are owners of Condominium Parcels within FAIR OAKS VILLAGE, A CONDOMINIUM shall automatically be members of this Corporation. Such membership shall automatically terminate when such person is no longer the owner of a Condominium Parcel. Membership in this Corporation shall be limited to such Condominium Parcel Owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the DECLARATION of CONDOMINIUM for FAIR OAKS VILLAGE, A CONDOMINIUM that shall be filed among the Public Records of Okaloosa County, Florida, and the By-Laws of this Corporation which are attached to the said Declaration.

ARTICLE IV

Existence

This Corporation shall have perpetual existence.

ARTICLE V

Registered Office and Registered Agent

The street address of the initial registered office of this corporation shall be 215 North Eola Drive, Orlando, Florida. The registered agent for this corporation shall be William E. Doster, whose business address is 215 North Eola Drive, Orlando, Florida 32801.

ARTICLE VI

Subscribers

The names and residence addresses of the Subscribers to these Articles of Incorporation are as follows:

Joe H. Sledd	2010 Hessian Court Stone Mountain, Georgia 30087
Edmund T. Hittson	5307 East Cove Marietta, Georgia
Patricia S. Duncan	9745 Huntcliff Trace Atlanta, Georgia 30338

ARTICLE VII

Management

Section 1. The affairs of the Corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than the number specified by the By-Laws. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership, for a term of one (1) year, or until their successors shall be elected and shall qualify. Provisions for such election, and provisions respecting the removal, disqualification and resignation of Directors, and for filling vacancies on the Directorate, shall be established by the By-Laws consistent with the provisions of the Declaration of Condominium.

Section 2. The principal officers of the Corporation shall be:

President	Secretary
Vice-President	Treasurer

(the last two offices may be combined and such other officers may be elected as from time to time are deemed desirable, consistent with the By-Laws), who shall be elected from time to time, in the manner set forth in the By-Laws adopted by the Corporation.

ARTICLE VIII

Officers

The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and By-Laws, are as follows:

Edmund T. Hittson	President
Joe H. Sledd	Vice President
Patricia S. Duncan	Secretary
Edmund T. Hittson	Treasurer

ARTICLE IX

First Board of Directors

The names and addresses of the persons who shall constitute the first Board of Directors, and shall serve until the first election of the Board of Directors at the first

regular meeting of the membership, are as follows:

Joe H. Sledd	1532 Dunwoody Village Parkway Atlanta, Georgia 30338
Edmund T. Hittson	1532 Dunwoody Village Parkway Atlanta, Georgia 30338
Patricia S. Duncan	1532 Dunwoody Village Parkway Atlanta, Georgia 30338

ARTICLE X

By-Laws

The By-Laws of this Corporation shall be adopted by the first Board of Directors and attached to the Condominium Declaration to be filed in the Public Records of Okaloosa County, Florida, which By-Laws may be altered, amended or rescinded at any duly called meeting of the members in the manner provided by the By-Laws.

ARTICLE XI

Amendments

Proposals for the alteration, amendment or rescission of these Articles of Incorporation which do not conflict with the Condominium Act, the Declaration of Condominium, or applicable law may be made by a majority of the Board of Directors or a majority of the voting members. Such proposals shall set forth the proposed alteration, amendment or rescission, shall be in writing, filed by the Board of Directors or a majority of members, and delivered to the President, who shall thereupon call a Special Meeting of the members of the Corporation not less than ten (10) days nor later than sixty (60) days from receipt of the proposed Amendment, the notice for which shall be given in the manner provided in the By-Laws. An affirmative vote of seventy-five percent (75%) of the Board of Directors, and an affirmative vote of seventy-five percent (75%) of all qualified votes of members of the Corporation in attendance at the Special Meeting shall be required for the requested alteration, amendment or rescission to be adopted.

ARTICLE XII

Powers

This Corporation shall have all of the powers set forth in Chapter 617, Florida Statutes, all of the powers set forth in Chapter 718, Florida Statutes, which is the Condominium Act of the State of Florida, and all powers granted to it by the Declaration of Condominium and the Appendices thereto.

ARTICLE XIII

Stock and Dividends

There shall be no dividends paid to any of the members, nor shall any part of the income of the Corporation be distributed to its Board of Directors, Officers, or Members. In the event there are any excess receipts over disbursements, as a result of performing services, such excess shall be applied in the manner provided in the Declaration of Condominium and the By-Laws. The Corporation may pay compensation in a reasonable amount to its members, directors and officers, for services rendered, may confer benefits upon

its members in conformity with its purposes, and upon dissolution or final liquidation, may make distribution to its members as is permitted by the Court having jurisdiction thereof, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

This Corporation shall issue no shares of stock of any kind or nature whatsoever. Membership in the Corporation and the transfer thereof, as well as the number of Members, shall be upon such terms and conditions as provided for in the Declaration of Condominium and By-Laws.

ARTICLE XIV

Indemnification

Every director and officer of the Association shall be indemnified by the Association to the full extent allowed by law, including, without limitation, indemnification against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him in connection with any proceeding or any settlement thereof, to which he may be a party, or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE XV

Address

The principal office of the Corporation shall be located at 607 Colonial Drive, Ft. Walton Beach, Florida, but the Corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6<sup>th</sup> day of July, 1982.

Signed, sealed and delivered  
in the presence of:

Margaret P. Hittson Joe H. Sledd (SEAL)  
Joe H. Sledd

Richard Andrusko

Margaret P. Hittson Edmund T. Hittson (SEAL)  
Edmund T. Hittson

Richard Andrusko

Margaret P. Hunter  
Patricia S. Duncan

Patricia S. Duncan (SEAL)  
Patricia S. Duncan

STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me this  
6th day of July, 1982 by JOE H. SLEDD.

Margaret P. Hunter  
Notary Public  
My Commission Expires:

Notary Public, Georgia, State at Large  
My Commission Expires Sept. 1, 1985

STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me this  
6th day of July, 1982 by EDMUND T. HITTSON.

Margaret P. Hunter  
Notary Public  
My Commission Expires:

Notary Public, Georgia, State at Large  
My Commission Expires Sept. 1, 1985

STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me this  
6th day of July, 1982, by PATRICIA S. DUNCAN.

Margaret P. Hunter  
Notary Public  
My Commission Expires:

Notary Public, Georgia, State at Large  
My Commission Expires Sept. 1, 1985

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for FAIR OAKS VILLAGE CONDOMINIUM ASSOCIATION, INC. at the place designated in the Articles of Incorporation, the undersigned hereby agrees to act in this capacity, and further agrees to comply with the provisions of all applicable statutes relative to the discharge of his duties.

William E. Doster  
William E. Doster