

ARTICLES OF INCORPORATION
OF
LUNA PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

FILED
FEB 15 3 14 PM '85
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

WE, the undersigned, acting as incorporators of a non-profit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following Articles of Incorporation:

ARTICLE I. NAME

The name of the corporation (hereinafter called the "Association") is LUNA PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE II. DEFINITIONS

1. "Association" shall mean and refer to LUNA PLANTATION PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns.
2. "Declarant" shall mean and refer to LUNA PROPERTIES, LTD., a Florida limited partnership.
3. "Restrictive Covenants" shall mean and refer to the Restrictive Covenants contained in the deeds from the Declarant to the members of the Association.
4. "Subdivision" shall mean and refer to that certain tract of real property known as LUNA PLANTATION, an unrecorded subdivision located in Leon County, Florida, which said property is served by the easements described in Official Records Book 969, Page 1500 of the Public Records of Leon County, Florida, and encumbered by common restrictive covenants.
5. "Owner" or "Member" shall and refer to any record owner of property within the subdivision.

ARTICLE III. PURPOSE AND POWERS

The specific primary purposes for which the Association is formed are to provide for maintenance of roads and architectural control of buildings on the property within the subdivision. Generally, the Association's purpose is to promote the

health, safety and welfare of the residents within the subdivision.

In furtherance of the specific and general purpose, the Association shall have power to:

A. Perform all of the duties and obligations of the Association as set forth in the Restrictive Covenants applicable to LUNA PLANTATION;

B. Affix, levy, collect and enforce payment by any lawful means of, all charges and assessments pursuant to the terms of the applicable Restrictive Covenants; and pay all expenses in connection therewith, and all office and other expenses incidental to conduct the business of the Association;

C. Acquire (by gift, purchase or otherwise), own, hold and improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

D. Participate in mergers and consolidations with other non-profit corporations organized for the same purposes; or annex additional residential property or common areas, provided that any merger, consolidation or annexation shall be approved by two-thirds (2/3) vote of the members; and

E. Have and exercise any and all powers, rights and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the Restrictive Covenants, and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE IV. REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 217 John Knox Road, Tallahassee, Florida 32303, and the name of the initial registered agent at such address is FRED G. SHELFER, JR.

ARTICLE V. DURATION

The period of duration of the Association shall be perpetual.

ARTICLE VI. SUBSCRIBERS

The name and residence address of each subscriber is:

FRED G. SHELFER, JR.
Rt. 13, Box 375
Tallahassee, FL 32312

JEFFREY W. PEPPER
1118 Lothian Drive
Tallahassee, FL 32312

ARTICLE VII. OFFICERS

The affairs of the Association shall be managed by a Board of three (3) Directors. The Board of Directors shall choose a President, Secretary and Treasurer, who may be members of the Board of Directors. The officers shall be elected at the first meeting of the Board of Directors following each annual meeting of the members.

The names of the officers who shall serve until the first election are:

FRED G. SHELFER, JR.	-	President
JEFFREY W. PEPPER	-	Secretary/Treasurer

ARTICLE VIII. DIRECTORS

The number of persons constituting the first Board of Directors of the Association shall be three (3), and the names and addresses of the persons who shall serve as Directors until the first election are:

FRED G. SHELFER, JR.
Rt. 13, Box 375
Tallahassee, FL 32312

JEFFREY W. PEPPER
1118 Lothian Drive
Tallahassee, FL 32312

ARVID NYSTROM
Rt. 13, Box 380
Tallahassee, FL 32312

ARTICLE IX. BYLAWS

The Bylaws of the Association may be made, altered or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative majority vote of the members except that the initial Bylaws of the Association shall be made and adopted by the Board of Directors at its first meeting.

ARTICLE X. AMENDMENTS

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association or at any special meeting duly called and held for such purpose, on the affirmative two-thirds (2/3) vote of the members.


ARTICLE XI. MEMBERS; VOTING

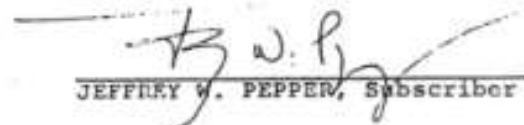
All owners of property within the subdivision shall be members of the Association. For all matters to come before the Association, the owners of property within the subdivision shall be entitled to one (1) vote for each acre owned. When more than one (1) person or entity jointly owns property within the subdivision, they shall select one (1) voting member for the property. The vote for the property shall be cast by the voting member or by his proxy.

ARTICLE XII. DISSOLUTION

On dissolution, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization organized and operated for such similar purposes.

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation, this 14th day of February, 1985.


FRED G. SHELPER, JR., Subscriber
and Registered Agent of LUNA
PLANTATION PROPERTY OWNERS
ASSOCIATION, INC.

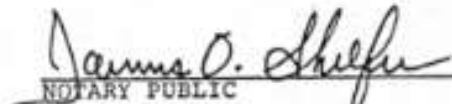

JEFFREY W. PEPPER, Subscriber

GARDNER, SHELPER & DUGGAR, P.A.
Attorneys for Corporation
300 Lewis State Bank Bldg.
Tallahassee, FL 32301
(904) 222-6543

STATE OF FLORIDA,
COUNTY OF LEON.

BEFORE ME, the undersigned authority, personally appeared FRED G. SHELPER, JR., who, first being duly sworn by me, and to me well known to be the individual described in the foregoing Articles of Incorporation, acknowledged to and before me that he executed the same for the purposes expressed therein.

WITNESS my hand and official seal on this 15th day of February, 1985.


NOTARY PUBLIC

My Commission Expires:



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Feb 15 3 14 PM '85
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA,
COUNTY OF LEON.

BEFORE ME, the undersigned authority, personally
appeared JEFFREY W. PEPPER, who, first being duly sworn by me,
and to me well known to be the individual described in the
foregoing Articles of Incorporation, acknowledged to and before
me that he executed the same for the purposes expressed therein.

WITNESS my hand and official seal on this 14th day of
February, 1985.

Judith H. Taylor
NOTARY PUBLIC

My Commission Expires: Aug 23, 1985

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

State of Florida



Department of State

*I certify that the attached is a true and correct copy of the Articles
of Incorporation of*

LUNA PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

*a corporation organized under the Laws of the State of Florida,
filed on February 15, 1985.*

The charter number for this corporation is NO7668.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
15th day of February, 1985

George Firestone
Secretary of State

