

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of GOLDEN PARK HOMEOWNERS ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on January 6, 1993, as shown by the records of this office.

The document number of this corporation is N93000000063.



CR2EO22 (1-11)

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Thirty-first day of October, 2018

Ken Detzner

Ken Detzner
Secretary of State

ARTICLES OF INCORPORATION
OF
GOLDEN PARK
HOMEOWNERS ASSOCIATION, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, acting as incorporator of a non-profit corporation under Chapter 617 of the Florida Statutes, does hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation (hereinafter called the Association) is **GOLDEN PARK HOMEOWNERS ASSOCIATION, INC.**

ARTICLE II

The owners of property in **GOLDEN PARK** and such other owners of property as may later be annexed into the subdivision known as **GOLDEN PARK** shall be members of this Association. The legal description of the property currently composing **GOLDEN PARK** is described in Exhibit "A" attached hereto.

The specific primary purpose for which the Association is formed is to provide for maintenance of any common areas 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 purposes, the Association shall have power to:

(a) Perform all of the duties and obligations of the Association as set forth in restrictive covenants applicable to the subdivision;

(b) Affix, levy and 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 the conduct of 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 have the assent by vote or written instrument of two-thirds (2/3) of the votes of the Association;

(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 III

Every person or entity who is a record owner of a fee or undivided fee interest in any unit which is within the property described in Exhibit "A", but excluding persons or entities holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a unit.

ARTICLE IV

The period of duration of the Association shall be perpetual.

ARTICLE V

The address of the principal office of the Association, and the name of the registered agent at such address, is:

MEHRDAD GHASVINI-HEJAD
5028 Tennessee Capital Blvd.
Tallahassee, FL 32303

ARTICLE VI

The affairs of the Association shall be managed by a board of directors, a president and vice president, who shall at all times be members of the board of directors, and a secretary and treasurer. Such officers shall be elected at the first meeting of the board of directors following each annual meeting of members.

The method of election of the directors shall be as stated in the Bylaws.

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

HOSSEIN GHASVINI-NEJAD	-	President
BEHZAD GHASVINI-NEJAD	-	Vice-President
MEHRDAD GHASVINI-NEJAD	-	Secretary/Treasurer

ARTICLE VII

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:

HOSSEIN GHASVINI-NEJAD
5028 Tennessee Capital Blvd.
Tallahassee, FL 32303

MEHRDAD GHASVINI-NEJAD
5028 Tennessee Capital Blvd.
Tallahassee, FL 32303

BEHZAD GHASVINI-NEJAD
5028 Tennessee Capital Blvd.
Tallahassee, FL 32303

ARTICLE VIII

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 vote of a majority of each class of members existing at the time of and present at such meeting, except that the initial Bylaws of the Association shall be made and adopted by the directors.

ARTICLE IX

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 vote of two-thirds (2/3) of each class of members existing at the time of, and present at such meeting.

ARTICLE X

The Association shall have two (2) classes of voting members as follows:

Class A - Class A members shall be all owners of property within the subdivision with the exception of Declarant, and shall be entitled to one (1) vote for each unit owned as defined in the restrictive covenants. When more than one (1) person holds an interest in any unit, all such persons shall be members. The vote or votes for such unit shall be exercised as such members may determine among themselves.

Class B - The Class B member shall be the Declarant, as such term is defined in the Declaration of Restrictive Covenants of GOLDEN PARK who shall be entitled to two (2) votes for each unit within the subdivision owned by Declarant to be constructed as shown on the approved preliminary plat of the property. The Class B membership shall cease and be converted to Class A membership as provided in the Restrictive Covenants of GOLDEN PARK.

ARTICLE XI

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.

ARTICLE XII

Notwithstanding any other provision of these Articles to the contrary, so long as Class B membership exists, the following actions shall require the prior approval of the Federal Housing Authority and the Veterans Administration: annexation of any additional property, mergers or consolidations, mortgaging of common areas, dedication of common areas to public use, dissolution, or amendment of the Articles of Incorporation.

EXECUTED this 31st day of December, 1992.

INCORPORATOR:

CHARLESTON SQUARE PARTNERSHIP II

By: 

**MEHRDAD GHAZVINI-NEJAD,
General Partner**

**GARDNER, SHELFER, DUGGAR
& BIST, P.A.
Attorneys for Association
1300 Thomaswood Drive
Tallahassee, FL 32312
(904) 385-0070**

STATE OF FLORIDA,
COUNTY OF LEON.

BEFORE ME, the undersigned authority, personally appeared
MEHRDAD GHASVINI-NEJAD, as General Partner of CHARLESTON SQUARE
PARTNERSHIP II, a Florida General Partnership, 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 31st day of
December, 1992.

Christina B. Burgess
NOTARY PUBLIC - Christina B. Burgess

My Commission Expires:

Notary Public, State of Florida
My Commission Expires July 23, 1993
Bonded thru Tray Fols - 11/11/1992

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 607.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the Registered Office/Registered Agent, in the State of Florida:

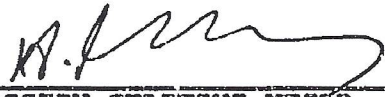
1. The name of the corporation ("Association") is **GOLDEN PARK HOMEOWNERS ASSOCIATION, INC.**

2. The name and address of the Registered Agent and principal office is:

**MEHRDAD GHAZVINI-NEJAD
5028 Tennessee Capital Blvd.
Tallahassee, FL 32303**

DATED this 31 day of December

**GOLDEN PARK HOMEOWNERS
ASSOCIATION, INC.**

By: 
**HOSSEIN GHAZVINI-NEJAD,
Its President**

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.


MEHRDAD GHAZVINI-NEJAD

DATED: 31 Dec, 1992

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

EXHIBIT "A"

Legal description:

Commence at the Southwest corner of Lot 35 LAKE JACKSON FARMS, as per plat thereof, recorded in Plat Book 2, at Page 34, public records of Leon County, Florida, and run South 00 degrees 18 minutes 23 seconds East along the West boundary line of said LAKE JACKSON FARMS, a distance of 216.01 feet to the POINT OF BEGINNING, from said POINT OF BEGINNING continue South 00 degrees 18 minutes 23 seconds East a distance of 477.09 feet to a point on the North boundary line of the right-of-way for Pullen Road, then leaving the West boundary line of Lake Jackson Farms run South 89 degrees 07 minutes 02 seconds West along said North right-of-way boundary line a distance of 199.96 feet to the Southeast corner of the parcel of land as described in Official Records Book 502, at Page 378, public records of Leon County, Florida, then leaving said North right-of-way boundary line run North 00 degrees 11 minutes 44 seconds West along the East boundary line of said parcel of land a distance of 255.40 feet, thence South 89 degrees 41 minutes 23 seconds West along the North Boundary line of said parcel of land a distance of 170.01 feet, thence South 00 degrees 09 minutes 15 seconds East along the West boundary line of said parcel of land a distance of 257.11 feet to a point on the North boundary line of the right-of-way for Pullen Road, thence South 89 degrees 07 minutes 02 seconds West along said North right-of-way boundary line a distance of 230.00 feet, thence South 89 degrees 56 minutes 20 seconds West along said North right-of-way boundary line a distance of 247.73 feet to the intersection of the said North right-of-way boundary line with the East boundary line of the 30.00 foot right-of-way for Fred Smith Road, thence North 00 degrees 18 minutes 23 seconds West along said East right-of-way boundary line a distance of 830.06 feet to the South boundary line of the Limited Access right-of-way for Interstate Highway No. 10, then South 75 degrees 15 minutes 22 seconds East along said South right-of-way boundary line a distance of 295.86 feet, thence South 21 degrees 04 minutes 34 seconds East a distance of 127.44 feet, then South 48 degrees 56 minutes 29 seconds East a distance of 230.00 feet, then North 89 degrees 41 minutes 37 seconds East a distance of 344.34 feet to a point on the West boundary line of said LAKE JACKSON FARMS, and to the POINT OF BEGINNING, containing 10.910 acres, more or less; said property lying and being in Leon County, Florida.