



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

March 6, 2003

RICHARD E. BENTON
1415 E. PIEDMONT DR.
STE. 4
TALLAHASSEE, FL

Re: Document Number N97000005965

The Articles of Amendment to the Articles of Incorporation of THE PINEY Z PLANTATION HOMEOWNERS ASSOCIATION, INC., a Florida corporation, were filed on March 6, 2003.

Should you have any questions regarding this matter, please telephone (850) 245-6050, the Amendment Filing Section.

Cheryl Coulliette
Document Specialist
Division of Corporations

Letter Number: 403A00014266

ARTICLES OF INCORPORATION

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OF

97 OCT 22 PM 3:43

THE PINEY Z PLANTATION HOMEOWNERS ASSOCIATION, INC. SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator, for the purpose of forming a non-profit corporation under the Chapter 617 of the Florida Business Corporation Act, hereby adopts the following Articles of Incorporation.

ARTICLE I - NAME

The name of the corporation shall be: The Piney Z Plantation Homeowners Association, Inc.

ARTICLE II - PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be: 7118 Beech Ridge Trail, Tallahassee, FL 32312.

ARTICLE III - PURPOSE

The purpose of this corporation is to manage the Piney Z Plantation Homeowner's Association and to do any other business permissible under Florida law and maintain non profit corporate status..

ARTICLE IV - INITIAL REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agent is: Mark A. Conner, 7118 Beech Ridge Trail, Tallahassee, Florida 32312.

ARTICLE V - INCORPORATORS

The name and street address of the incorporator to these Articles of Incorporation are:

Name: Street Address:

Mark A. Conner

7118 Beech Ridge Trail
Tallahassee, FL 32312

ARTICLE VI - ELECTION OF DIRECTORS

The method of election of directors shall be stated in the bylaws of the corporation.

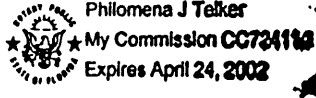
The undersigned has executed these Articles of Incorporation this 22 day of October, 1997.



Mark A. Conner

WITNESS my hand and official seal in the County and State last aforesaid this 27 day of April, 1999.

Philomena J. Teiker



NOTARY PUBLIC
Print Name: _____
Commission No.: _____
My Commission Expires: _____

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

I, ROBERT F. HENRY, III, hereby accept the appointment as Registered Agent for the Piney-Z Plantation Homeowners Association, Inc. as set forth in its Articles of Incorporation being filed simultaneously herewith.

IN WITNESS WHEREOF, I have set my hand this 27 day of April, 1999.

Robert F. Henry, III

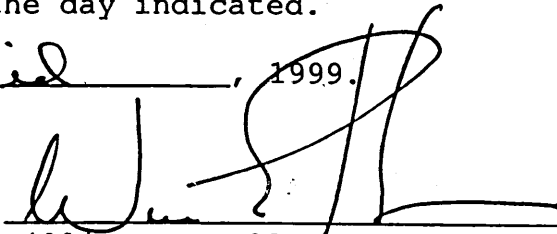
Robert F. Henry, III

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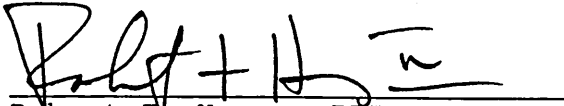
Association, dispose of all of the assets of the Association exclusively for the purpose of the Association in such manner, or to such organization or organizations organized and operated exclusively for religious, charitable, educational or scientific purposes as shall then qualify it as an exempt organization or organizations under Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue law), as the directors may determine. Any such assets not so disposed of shall be disposed of by the Circuit Court of Bay County, Florida, exclusively for such purposes or to such organization or organizations as such court shall determine, which are organized and operated exclusively for such purposes.

IN WITNESS WHEREOF, for the purpose of forming the Association under the laws of the State of Florida, we, the undersigned, constituting the incorporators of the Association, have executed these Articles of Incorporation on the day indicated.

DATED this 27 day of April, 1999.



William E. Holland, III,
President



Robert F. Henry, III,
Secretary/Treasurer

STATE OF FLORIDA
COUNTY OF BAY

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared WILLIAM E. HOLLAND, III and ROBERT F. HENRY, III, who are personally known to me to be the person described in and who executed the foregoing instrument or who produced their _____ as identification, and who, after having taken an oath, acknowledged before me the execution of same.

B. Corporate Officers. The Board of Directors shall elect the following officers: President, Vice-President, Secretary and Treasurer, and such other officers as the bylaws of the Association may authorize the directors to elect from time to time. Officers shall be elected by a majority of the directors and at the annual meeting of the directors. Until the first annual meeting of the directors, the following persons shall serve as corporate officers:

<u>Office</u>	<u>Name</u>
President	William E. Holland, III
Vice President	Joseph F. Chapman, IV
Secretary/Treasurer	Robert F. Henry, III

ARTICLE VII - BYLAWS

The bylaws of the Association are to be made, and may be amended, altered or rescinded, by the Board of Directors of the Association.

ARTICLE VIII - AMENDMENT

Amendment of these Articles of Incorporation shall be proposed by motion of twenty members of the Association or by resolution of the Board of Directors, and shall be adopted by a vote of two-thirds of the members present at any regular meeting of the members of the Association, or at any special meeting of the members of the Association called for that purpose.

ARTICLE IX - REGISTERED AGENT

Until changed, the Registered Agent of the Association upon whom process may be served is Robert F. Henry, III, whose office address is 1002 W. 23rd Street, Suite 400, Panama City, Florida 32405, and the street address of the principal office of this corporation is 950 Virgil Road, Tallahassee, Florida 32301.

ARTICLE X - DISTRIBUTION OF DISSOLUTION

Upon the dissolution of the Association (other than incident to merger or consolidation) the directors shall, after paying or making provisions for the payment of all of the liabilities of the

shall be appurtenant to and may not be separated from the ownership of any Lot.

B. Except as otherwise expressly provided for in the Declaration, each Owner shall be entitled to one vote for each Lot owned. When more than one person holds an ownership in any Lot, all such persons shall be members and the one vote for each such Lot shall be exercised as they determine. In no event shall more than one vote be cast with respect to any one Lot.

ARTICLE V - TERM

The term for which this Association is to exist shall be perpetual, commencing with the filing of these Articles of Incorporation with the Florida Department of State's Office.

ARTICLE VI - MANAGEMENT OF CORPORATE AFFAIRS

A. Board of Directors. The powers of the Association shall be exercised, its properties controlled, and its affairs conducted by a Board of Directors consisting of three (3) directors, who need not be members of the Association. The number of directors may be changed by amendment of the bylaws of the Association provided that there shall never be less than three, nor more than nine (9), directors. The initial directors' terms of office shall expire at the first annual meeting of members. The names and addresses of the initial directors of the Association are as follows:

<u>Name</u>	<u>Address</u>
Joseph F. Chapman, IV	1002 West 23rd Street, Suite 400 Panama City, Florida 32405
William E. Holland, III	1002 West 23rd Street, Suite 400 Panama City, Florida 32405
Robert F. Henry, III	1002 West 23rd Street, Suite 400 Panama City, Florida 32405

The first election of directors shall be held at the first annual meeting of members at which time the members shall elect (or re-elect) three directors for a term of one (1) year.

of subsequent federal tax laws). Specifically, but without limitation, the Association shall have the following powers:

1. All powers and privileges to perform all of the duties and obligations of the Association as set forth in the Declaration, and as the same may be amended or restated from time to time as therein provided;

2. To fix, levy, collect and enforce payment, by any lawful means, all amounts, charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all reasonable expenses incident to the conduct of the business of the Association, including all licenses, taxes or other governmental charges levied or imposed against any property or assets of the Association.

3. To acquire (by a gift, devise, lease, purchase or otherwise), own, hold, improve, build upon, erect, annex, construct, equip, operate, maintain, manage, sell, transfer, lease or otherwise convey, or to dedicate for public or community use, any real or personal property, or any interest therein, all upon such terms and conditions as the Association may deem necessary or appropriate;

4. To borrow money and to issue bonds, notes, debentures and evidences of indebtedness, and to secure the same by mortgage, pledge, deed of trust, or otherwise hypothecate any or all of its real or personal property as security for money borrowed or debts incurred; and

5. To participate in mergers or consolidations with other not-for-profit corporations organized for same or similar purposes, provided that any such merger or consolidation shall have the written consent of two-thirds of the Association's members, and to annex additional residential real property as provided for in the Declarations.

ARTICLE IV - MEMBERSHIP AND VOTING RIGHTS

A. The Association shall consist of all Owners (as defined in the Declaration) of Lots (as defined in the Declaration) in the Subdivision whose Declaration refers to the Piney-Z Plantation Homeowners Association, Inc. Every Owner of a Lot in the Subdivision whose Declaration refers to the Piney-Z Plantation Homeowners Association, Inc. shall be a member of the Association. Membership

Public Records of Leon County, Florida as Piney-Z Subdivision, as well as any additions thereto or phases thereof (hereinafter the "Subdivision") as will qualify it as a tax exempt "residential real estate management association" under Section 528 of the Internal Revenue Code of 1986, as amended, or similar provisions of subsequent federal tax laws.

B. Specific Purposes. Subject to part (A) of this Article III, the specific purposes for which the Association is formed include, among other things, the following:

1. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in any Declaration of Covenants, Conditions and Restrictions for the Subdivision, which might hereafter be recorded in the Public Records of Leon County, Florida, and which Declaration refers to the "Piney-Z Plantation Homeowners Association, Inc." (the "Declaration"), and as the same may be amended, supplemented or restated from time to time as therein provided;

2. To encourage the County of Leon and other appropriate governmental entities to provide property maintenance and upkeep of the public roads and public areas adjacent to and about the Subdivision, and if found desirable, to provide such maintenance and upkeep by direct action;

3. To encourage the owners of residential properties in and about the Subdivision areas to maintain their properties in a manner which will reflect favorably upon the entire area and to enforce, to the extent practicable, the "Declaration"; and

4. To function as a clearinghouse and catalyst with respect to community betterment ideas, whether originating from individual residents or property owners in and about the Sub-division area, or with the Board of Directors of this Association.

C. Powers. Subject to Article II hereof, the Association shall have all the powers granted to a not-for-profit corporation under the laws of the State of Florida which are necessary or appropriate to carry out or implement the general and specific purposes set forth above and for which this Association is formed (except any power which invalidate its status as a "residential real estate management association" under Section 528 of the Internal Revenue Code of 1986, as amended, or similar provisions

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AMENDED ARTICLES OF INCORPORATION OF
THE PINEY-Z PLANTATION HOMEOWNERS ASSOCIATION, INC.

Pursuant to a meeting of the members of the Piney-Z Plantation Homeowners Association, Inc. held on April 1, 1999, with one hundred percent (100%) of all members being present and approving, it was resolved by unanimous consent that the Articles of Incorporation of the Piney-Z Plantation Homeowners Association, Inc. shall be amended and that Amended Articles of Incorporation for the association shall be filed with the Florida Secretary of State.

In compliance with the requirements of Chapters 607 and 617, Florida Statutes, the undersigned, for the purposes of forming a corporation not for profit, do hereby adopt the following Articles of Incorporation for such corporation.

ARTICLE I - NAME

The name of the corporation shall be the Piney-Z Homeowners Association, Inc. (hereinafter "Association").

ARTICLE II - NON-PROFIT PURPOSE

The Association is formed exclusively for purposes for which a corporation may be formed under the Not-for-Profit Corporation Law of the State of Florida, and not for any pecuniary profit or financial gain. No part of the assets, income or profits of the Association shall be distributed to its members, directors or officers. The Association shall not engage in any activity prohibited to a not-for-profit corporation under the laws of the State of Florida.

ARTICLE III - GENERAL AND SPECIFIC PURPOSES AND POWERS

A. General Purposes. Subject to Article II hereof, the general purposes for which the Association is formed are to operate solely to provide for the acquisition, construction, annexation, management, maintenance and care of that certain real property located in Leon County, Florida, which is hereafter platted in the

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Amendment, filed on April 28, 1999, to Articles of Incorporation for THE PINEY Z PLANTATION HOMEOWNERS ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is N97000005965.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Twenty-eighth day of April, 1999



CR2EO22 (1-99)

Katherine Harris

Katherine Harris
Secretary of State

FIRST AMENDMENT TO BY-LAWS OF
PINEY-Z PLANTATION HOMEOWNERS ASSOCIATION, INC.

Pursuant to the authority reserved at ARTICLE XIV. AMENDMENTS,
of the original By-Laws of this Corporation, the Corporation hereby
amends said By-Laws in the following manner:

Paragraph 14 shall provide as follows:

ARTICLE VIX. FHA/VA APPROVAL

As long as there is Class B membership amendment shall
require approval of FHA/VA.

In all other respects, we hereby ratify and confirm the
provisions of said By-Laws.

APPROVED AND DATED this 18th day of May, 1999.

Witnesses:

Kimberly Murphy
Signature

Kimberly Murphy
Printed Name

Gina Armstrong
Signature

Gina Armstrong
Printed Name

PINEY-Z PLANTATION HOMEOWNERS
ASSOCIATION, INC.

BY: [Signature]

its: _____

AMENDMENT TO
ARTICLES OF INCORPORATION OF
THE PINEY-Z PLANTATION HOMEOWNERS ASSOCIATION, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Section 617.1006, Florida Statutes, this corporation adopts the following amendment to its articles of incorporation:

FIRST: Amendments adopted:

Article XI shall read as follows:

Annexation of additional properties, mergers and consolidations, dedication and mortgaging of common area, dissolution and amendment of the articles, require prior approval of HUD/VA as long as there is Class B membership.

SECOND: The date of the amendment's adoption is May 14, 1999.

THIRD: The amendments were approved by a 2/3 vote of the members at a special meeting on May 14, 1999 which was sufficient for approval.

DATED this 18 day of May, 1999.

THE PINEY-Z PLANTATION HOMEOWNERS
ASSOCIATION, INC.

By: 

WILLIAM E. HOLLAND III
Its: President/Director

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Amendment, filed on May 24, 1999, to Articles of Incorporation for THE PINEY Z PLANTATION HOMEOWNERS ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is N97000005965.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Twenty-fourth day of May, 1999



CR2EO22 (1-99)

Katherine Harris

Katherine Harris
Secretary of State

A. Board of Directors. The powers of the Association shall be exercised, its properties controlled, and its affairs conducted by a Board of Directors consisting of not less than three (3) and not more than nine (9) directors. The number of directors shall be established in the Bylaws. The directors shall serve two (2) year terms. The terms of directors shall be staggered. The Board of Directors may delegate the exercise of corporate powers to committees established by the Board of Directors or the Declaration.

C. New Article IV. C and D are hereby added:

C. Annual Meetings. The annual meetings of the Association shall be held in the month of July of each year at a date and time determined by the Board of Directors.

D. Suspension of Voting Rights. The Association may suspend the voting rights of a member for nonpayment of regular annual assessments that are delinquent in excess of ninety (90) days.

D. New Article XI is hereby added:

In any lawsuit brought by the Association or a member to enforce rights or obligations established by these Articles of Incorporation, the Bylaws of the Association, or the Declaration of Covenants, Conditions and Restrictions applicable to Piney Z, all phases, the prevailing party in such litigation shall be entitled to recover against the adverse party reasonable attorney fees and expenses arising out of such litigation.

These Articles of Amendment were approved by the members and the number of votes cast for the Articles of Amendment was sufficient for approval.

IN WITNESS WHEREOF, the Corporation has caused its President to sign these Articles of Amendment on the date indicated below.

THE PINEY Z PLANTATION
HOMEOWNERS ASSOCIATION, INC.

By: Kyle Roberts
KYLE ROBERTS, President

Date: MAY 5 - 2003

ARTICLES OF AMENDMENT TO
ARTICLES OF INCORPORATION

OF

THE PINEY Z PLANTATION HOMEOWNERS ASSOCIATION, INC.

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2003 MAR - 6 PM 2: 15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The Piney Z Plantation Homeowners Association, Inc. ("Corporation"), a Florida corporation, hereby files these Articles of Amendment to the Articles of Incorporation of the Corporation.

1. The name of the Corporation is THE PINEY Z PLANTATION HOMEOWNERS ASSOCIATION, INC. The text of the Amendment of the Articles of Incorporation adopted by the Corporation is as follows:

A. Article III, Section C. Powers is amended by the addition of new subsection 6 and 7 to read as follows:

6. Consistently with Florida law, to suspend for a reasonable period of time the rights of a member or member's tenants, guests, or invitees, or both, to use common areas and facilities for violations of the Declarations of Covenants, Conditions and Restrictions of Piney Z (all phases), the Articles, the bylaws or rules of the Association.

7. Consistently with Florida law, to levy reasonable fines against any member or any tenant, guest or invitee for violations of the Declarations of Covenants, Conditions and Restrictions of Piney Z (all phases), the Articles, the bylaws or rules of the Association.

B. Article VI, Section A. Board of Directors is hereby amended by the deletion of the existing Section A and the insertion of the following substitute Section A:

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

FILED

Pursuant to the provisions of Section 617.0501, 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.

97 OCT 22 PM 3:43
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1. The name of the corporation is: The Piney Z Plantation Homeowners Association, Inc.
2. The name and address of the registered agent and office is:

Mark A. Conner, 7118 Beech Ridge Trail, Tallahassee, FL 32312



Mark A. Conner

DATE: October 22, 1997

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.



Mark A. Conner

DATE: October 22, 1997