

26.00
2.00
28.00

ARTICLES OF INCORPORATION

OF

ST. FRANCIS PLACE CONDOMINIUM OWNERS ASSOCIATION, INC.

There is hereby formed by the undersigned through these Articles a not-for-profit corporation under the Alabama Nonprofit Corporation Act, §10-3A-1 et seq., Code of Alabama (1975) and the Alabama Uniform Condominium Act of 1991, §35-8A-101 et seq., Code of Alabama (1975), and verify as follows:

ARTICLE I NAME AND DEFINITIONS

The name of the corporation shall be ST. FRANCIS PLACE CONDOMINIUM OWNERS ASSOCIATION, INC. The corporation is herein referred to as the "Association", and the terms used herein shall have the meaning for each stated in the Alabama Nonprofit Corporation Act, §10-3-1 et seq., Code of Alabama, (1975) and the Alabama Uniform Condominium Act of 1991, §35-8A-101 et seq., Code of Alabama (1975) (hereinafter referred to as the "Acts") and the Declaration of Condominium of ST. FRANCIS PLACE, a condominium to be recorded in the Public Records of Mobile County, Alabama, unless the context otherwise requires.

ARTICLE II PURPOSE

The Association is organized for the purpose or purposes of transacting any and all lawful business, including but not limited to the following:

(1) To maintain, operate and manage the condominium known as ST. FRANCIS PLACE, a condominium located at St. Francis and Bayou Street, Mobile, Alabama, 36602 and to do all things incident, necessary, convenient, expedient, ancillary, or in aid of the accomplishment of the foregoing.

(2) To own, operate, lease, sell, trade or otherwise deal with such property, real or personal, as may be necessary or convenient in the administration of the Condominium.

ARTICLE III POWERS

3.01. Implied Powers. The Association shall have all of the common law and statutory powers of a not-for-profit corporation which are not in conflict with the purposes of the Association as set forth in this Article, the Declaration of Condominium and the Acts.

3.02. Specific Powers. In furtherance of the purposes of the Association, the Association shall have all of the powers set forth in the Acts, and all of the powers reasonably necessary to operate the Condominium pursuant to the Declaration of Condominium, including but not limited to the following irrevocable rights, powers and authority:

(1) To enforce the covenants and restrictions contained in the Declaration, and to make, establish and enforce reasonable Rules and Regulations governing the administration, management and use of the Condominium Property;

(2) To establish a budget for the operations of the Condominium; to designate those expenses which shall constitute the Common Expenses of the Condominium; to make, levy and collect

assessments against Unit Owners of the Condominium to provide the funds to pay for Common Expenses of the Condominium as provided for in the Condominium documents and in the Act; and to use and expend the proceeds of Assessments in the exercise of the powers and duties of the Association;

(3) To maintain, repair, replace and operate those portions of the Condominium Property that Association has the duty or right to maintain, repair, replace and operate under the Condominium Documents.

(4) To have access to each Unit from time to time during reasonable hours as may be necessary for the maintenance, repair or replacement of any Common Elements or Limited Common Elements therein or accessible therefrom, or, to have immediate access at any time as may be necessary for making emergency repairs necessary to prevent damage to any other Unit or Units;

(5) To contract for the management of the Condominium Property and to delegate to such agent(s) all or some of the powers, duties and responsibilities of the Association;

(6) To employ personnel to perform the services required for proper operation of the Condominium;

(7) To purchase and maintain all forms of insurance on the Condominium Property for the protection of the Association and its members;

(8) To reconstruct the Condominium Property after casualty or other loss;

(9) To make additional improvements on and to the Condominium Property;

(10) To approve or disapprove the transfer, mortgage and ownership of Units to the extent such power is granted to it under the Condominium Documents.

(11) To retain legal counsel at the expense of the Association and to enforce by legal action the provisions of the Condominium Documents and the Rules and Regulations of the Association;

(12) To acquire, by purchase or otherwise, Units in the Condominium, and to hold, lease, mortgage and convey the same;

(13) To lease or license the use of Common Elements and Limited Common Elements in a manner not inconsistent with the rights of Unit Owners;

(14) To pay taxes and assessments which are liens against any part of the Condominium other than individual Units (unless the individual Units are owned by the Association) and the appurtenances thereto, and to assess the same against the Units.

(15) To pay the cost of all power, water, sewer, trash, garbage and other utility services rendered to the Condominium and not billed to the individual Units.

(16) To adopt and establish By-Laws for the operation of the Condominium Association.

ARTICLE IV ASSOCIATION FUNDS AND PROPERTY

The Association shall pay no dividend, and shall distribute no part of its income to its Members, Directors or Officers. Nevertheless, the Association may pay compensation in a reasonable amount to its Members, Directors and Officers for services rendered, and it may confer benefits on its Members in conformity

with the Declaration of Condominium and the purpose of the Association. On termination, the Association may make distributions to its Members as permitted by law, and no such payment, benefit or distribution shall be deemed to be a dividend or distribution of income. All funds and property acquired by the Association and all proceeds therefrom shall be held and used for the benefit of the Members of the Association in accordance with the provisions of the Declaration, these Articles and the By-Laws.

ARTICLE V MEMBERS

5.01. Qualification. The members of the Association shall consist of all of the Unit Owners of record in the Condominium.

5.02. Certification of Membership. This Corporation shall issue no shares of stock of any kind or nature whatsoever.

5.03. Change of Membership. Change of membership in the Association shall be established by the recording in the public records of Mobile County, Alabama, of a deed of other instrument establishing a record title to a Condominium Unit, and delivery to the Association of a certified copy of such instrument. the new Unit Owner designated by such instrument shall thereupon become a Member to the Association, and the membership of the prior unit owner shall thereby be terminated.

5.04. Transfer off Membership. The membership of a Member in the Association cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance to such Member's Unit.

5.05. Meetings. The By-Laws, subject to any provision therein, shall provide for an annual meeting of Members and may provide for regular and special meeting other than the annual meeting.

5.06. Voting. The owner of each Unit shall be entitled to the number of votes specified in the Declaration of Condominium for that unit. The manner of exercising voting rights shall be determined by the By-Laws.

ARTICLE VI DIRECTORS

6.01. Number. The property, business, and affairs of the Association shall be managed by a Board of Directors consisting of the number of Directors determined by the By-Laws, but which shall consist of not less than three Directors nor more than five Directors. Except as may otherwise be provided in the By-Laws, each Director shall be either a person designated by the Developer or a person entitled to cast a vote in the Association.

6.02. Election. Directors may be designated or elected and removed, and vacancies on the Board of Directors shall be filled as provided in the By-Laws.

6.03. Authority. All of the duties and powers of the Association existing under the Condominium Act, the Declaration of Condominium, these Article, and the By-Laws shall be exercised exclusively by the Board of Directors, its agents, contractors, or employees, subject only to approval by Unit Owners when such approval is specifically required by the Condominium Act, the Declaration of Condominium, these Articles, or the By-Laws.

6.04. Initial Directors. The names and addresses of the three members of the initial Board of Directors, who shall hold office until the election or appointment of their successors, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Charles K. Breland, Jr.	27880 N. Main Street, Suite B Daphne, Alabama 36526
Judy Mingus	6251 Monroe Street, Second Floor Daphne, Alabama 36526
Frederic A. Brueggemann	6251 Monroe Street, Second Floor Daphne, Alabama 36526

ARTICLE VII OFFICERS

The affairs of the Association shall be administered by the officers designated in accordance with the By-Laws. The names and addresses of the officers who shall serve until the election or appointment of their successors in accordance with the By-Laws are as follows:

<u>NAME</u>	<u>OFFICE</u>	<u>ADDRESS</u>
Charles K. Breland, Jr.	President	27880 N. Main Street Suite B Daphne, Alabama 36526
Frederic A. Brueggemann	Vice President	6251 Monroe Street Second Floor Daphne, Alabama 36526
Judy Mingus	Secretary/ Treasurer	6251 Monroe Street Second Floor Daphne, Alabama 36526

ARTICLE VIII DURATION

The duration of the Association shall be perpetual; provided, however, that the Association shall be terminated by the termination of the Condominium in accordance with the terms of the Declaration of Condominium.

ARTICLE IX REGISTERED OFFICE AND AGENT

The initial registered office of the Association is 753 St. Francis Street, Mobile, Alabama, 36602, and the name of the initial agent at that address is Charles K. Breland, Jr.

ARTICLE X INCORPORATORS

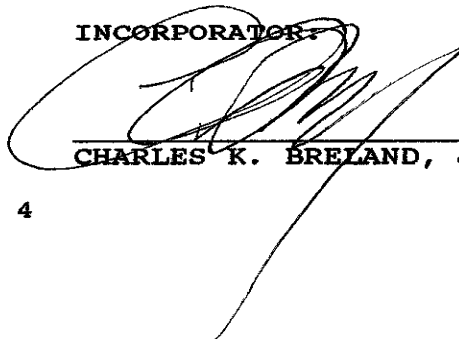
The name and address of each incorporator of the Association is:

<u>NAME</u>	<u>ADDRESS</u>
Charles K. Breland, Jr.	27880 N. Main Street, Suite B Daphne, Alabama 36526

IN WITNESS WHEREOF, these presents have been executed by the undersigned on this 1st day of MARCH, 2000.

This instrument was prepared by:
Samuel M. McMillan
INGE, MCMILLAN & COLEY
Post Office Box 2345
Mobile, Alabama 36652-2345
Telephone: (334) 433-6506
Fax: (334) 433-6512

INCORPORATOR:



CHARLES K. BRELAND, JR.

State of Alabama - Mobile County
I certify this instrument was filed on:
Thu, Mar-02-2000 @ 4:26:52PM

S. R. FEE	\$2.00
RECORDING FEE	\$26.00
TOTAL AMOUNT	\$28.00

2000013719

L.W. NOONAN, Judge of Probate

Large, McMillan

State of Alabama
Mobile County

CERTIFICATE OF _____ INCORPORATION

OF

ST. FRANCIS PLACE CONDOMINIUM OWNERS ASSOCIATION, INC.

The undersigned, as Judge of Probate of Mobile County,
State of Alabama, hereby certifies that the foregoing Articles of
INCORPORATION

duly signed and verified pursuant to the provisions of Alabama
NON-PROFIT Corporation Act, have been received in this office
and are found to conform to law.

Accordingly the undersigned, as such Judge of Probate, and by
virtue of the authority vested in him by law, hereby, issues this
Certificate of _____ INCORPORATION
of ST. FRANCIS PLACE CONDOMINIUM OWNERS ASSOCIATION, INC.

Given Under My Hand and Official Seal on this the 02
day of March, 2000.




L. W. Noonan
Judge of Probate
Mobile County, Alabama