

ARTICLES OF INCORPORATION
OF
SUMMER OAKS PROPERTY OWNERS ASSOCIATION, INC.

In compliance with the requirements of the provisions of Code of Alabama, 1975, Section 10-3-1, et seq., the undersigned, all of whom are residents of the State of Alabama and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

NAME

The name of the corporation is SUMMER OAKS PROPERTY OWNERS ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

PRINCIPAL OFFICE

The principal office of the Association is 710 So. Mobile St., Fairhope, Alabama 36532.

STATE OF ALABAMA
BALDWIN COUNTY

I certify that this instrument was filed on

DEC 7 1984

3:01 P
M

and that no tax was collected. Recorded in *Rec*
Book *51*
Page *165* *59* Judge of Probate
D.P. *100* Index *2* By *m*

MSC 51-64 1651

ARTICLE III
REGISTERED AGENT

A. C. TONSMEIRE, III, whose address is 710 S. Mobile St., Fairhope, Alabama 36532, is hereby appointed the initial registered agent of this Association.

ARTICLE IV
PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property described as:

SUMMER OAKS, a subdivision, as per plat thereof recorded in the office of the Judge of Probate of Baldwin County, Alabama in Map Book 12, page 73;

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association and for this purpose to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Judge of Probate of Baldwin County, Alabama, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

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

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

(d) borrow money, and with the assent of two-thirds (2/3) of the members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility;

(f) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Alabama by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI

VOTING RIGHTS

Voting shall be on a percentage basis and the percentage of the vote to which a member is entitled is the percentage assigned

to the unit of which the member is the owner, as stated in the Declaration.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
A. C. Tonsmeire, III	710 S. Mobile Street Fairhope, Alabama 36532
Carol Ann Merrell	710 S. Mobile Street Fairhope, Alabama 36532
Aubrey Allen	710 S. Mobile Street Fairhope, Alabama 36532

At the first annual meeting the members shall elect one director for a term of one year, one director for a term of two years and one director for a term of three years; and at such annual meeting thereafter the members shall elect one director for a term of three years.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

DURATION

The corporation shall exist perpetually.

ARTICLE X

AMENDMENTS

Amendments of these Articles shall require the assent of two-thirds (2/3) of the entire membership.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Alabama, we the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 7th day of December, 1984.


A. C. TONSMEIRE, III (SEAL)

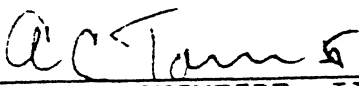

CAROL ANN VERRELL (SEAL)


AUBREY ALLEN (SEAL)

STATE OF ALABAMA

COUNTY OF BALDWIN

Before me, the undersigned Notary Public, in and for said County in said State, personally appeared A. C. TONSMEIRE, III, being known to me and who, being by me first duly sworn, deposes and says that he is one of the initial incorporators of SUMMER OAKS, A TOWNHOME SUBDIVISION, that he is authorized to make this verification on behalf of the initial subscribers of the corporation, and that the facts contained in the above and foregoing Articles of Incorporation are true and correct.


A. C. TONSMEIRE, III

Subscribed and Sworn to before me this 7th day of
December, 1984.

My Commission Expires May 27, 1987

Christie S. Bowers
NOTARY PUBLIC

STATE OF ALABAMA

COUNTY OF BALDWIN

Before me, the undersigned Notary Public, in and for said County in said State, personally appeared CAROL ANN MERRELL, being known to me and who, being by me first duly sworn, deposes and says that she is one of the initial incorporators of SUMMER OAKS, A TOWNHOME SUBDIVISION, that she is authorized to make this verification on behalf of the initial subscribers of the corporation, and that the facts contained in the above and foregoing Articles of Incorporation are true and correct.

My Commission Expires May 27, 1987

Carol Ann Merrell
CAROL ANN MERRELL

Subscribed and Sworn to before me this 7th day of
December, 1984.

Christie S. Bowers
NOTARY PUBLIC

STATE OF ALABAMA

COUNTY OF BALDWIN

Before me, the undersigned Notary Public, in and for said County in said State, personally appeared AUBREY ALLEN, being known to me and who, being by me first duly sworn, deposes and says that he is one of the initial incorporators of SUMMER OAKS, A TOWNHOME SUBDIVISION, that he is authorized to make this verification on behalf of the initial subscribers of the corpora-

MSC. 51 of 1658

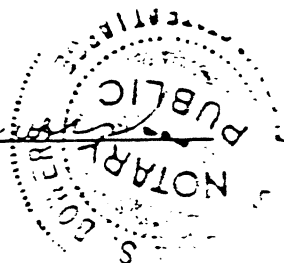
tion, and that the facts contained in the above and foregoing Articles of Incorporation are true and correct.


AUBREY ALLEN

Subscribed and Sworn to before me this 7th day of
December, 1984.

My Commission Expires May 27, 1987


NOTARY PUBLIC



THIS INSTRUMENT PREPARED BY:

T. BRUCE MCGOWIN
Hand, Arendall, Bedsole,
Greaves & Johnston
Post Office Box 123
Mobile, Alabama 36601

REC. CLERK 1003

Jim Bennett
Secretary of State

P.O. Box 5616
Montgomery, AL 36103-5616

STATE OF ALABAMA

I, Jim Bennett, Secretary of State of Alabama, having custody of the Great and Principal Seal of said State, do hereby certify that

pursuant to the provisions of Title 10A, Chapter 1, Article 5, Code of Alabama 1975, and upon an examination of the entity records on file in this office, the following entity name is reserved as available:

Summer Oaks Home Owners Association, Inc.

This name reservation is for the exclusive use of Manley Cummins, Post Office Box 7980, Spanish Fort, AL 36577 for a period of one year beginning April 22, 2014 and expiring April 22, 2015



RES655455

In Testimony Whereof, I have hereunto set my hand and affixed the Great Seal of the State, at the Capitol, in the city of Montgomery, on this day.

April 22, 2014

Date

A handwritten signature in cursive script, appearing to read 'Jim Bennett', is written over a horizontal line.

Jim Bennett

Secretary of State

**CERTIFICATE OF AMENDMENT TO ARTICLES OF
INCORPORATION OF SUMMER OAKS PROPERTY OWNERS
ASSOCIATION, INC.**

1. The name of the Corporation is SUMMER OAKS PROPERTY OWNERS ASSOCIATION, INC.

2. The date the Articles were filed in Baldwin County, Alabama was 12/7/1984.

3. No previous Amendments have been filed.

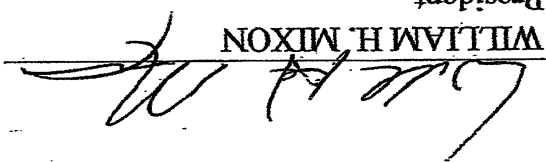
4. The Alabama Entity ID Number is 017-524.

5. The following Amendment was adopted on April 6, 2014.

The name of the Non-Profit Business Corporation shall be changed from
SUMMER OAKS PROPERTY OWNERS ASSOCIATION, INC. to Summer
Oaks Home Owners Association, Inc.

6. The shareholders approved the Amendment. The total number of votes entitled to be cast was seventeen (17). The total number of votes cast for amendment was fifteen (15). The total number of votes cast against amendment was two (2).

Dated this 22nd day of April, 2014.


WILLIAM H. MIXON
President

PREPARED BY:

Manley L. Cummings, III, P.C.
Post Office Box 7980
Spanish Fort, AL 36577

BALDWIN COUNTY, ALABAMA
TIM RUSSELL, PROBATE JUDGE
Filed/Recd. 7/29/2014 11:04 AM
TOTAL \$ 31.00
2 Pages



1469405