

STATE OF ALABAMA :
COUNTY OF BALDWIN :

**ARTICLES OF INCORPORATION
OF**

LAGOON MOBILE HOME PROPERTY OWNERS' ASSOCIATION, INC.

Be it known that we, the undersigned natural persons, acting as Incorporators of a Corporation organized under the Laws of the State of Alabama, and, in particular, the Alabama Nonprofit Corporation Act, Code of Alabama (1975), §10-3A-1, et seq., do hereby adopt the following ARTICLES OF INCORPORATION for such Corporation:

**ARTICLE I
NAME**

The name of the Corporation shall be LAGOON MOBILE HOME PROPERTY OWNERS' ASSOCIATION, INC., an Alabama Corporation.

**ARTICLE II
DURATION**

This Corporation is and shall remain an Alabama Corporation organized not for profit. There is no time period limit for the duration of this Corporation and the existence of this Corporation shall be perpetual unless and until hereafter lawfully dissolved.

**ARTICLE III
OBJECTS, PURPOSES AND POWERS**

The specific purposes for which the Corporation is organized are to provide for the maintenance, preservation and architectural control of the innovative subdivision and development in Gulf Shores, Baldwin County, Alabama, known as LAGOON MOBILE HOME SUBDIVISION, and the Common Areas and facilities located within said innovative subdivision and development, and to promote the safety and welfare of the Lot Owners thereof, and, for these purposes, it shall have the following powers:

- A. To exercise all of the powers and privileges and perform all of the duties and obligations of an Association of Lot Owners as set forth in the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LAGOON MOBILE HOME SUBDIVISION, (the "Declaration"), to be recorded in the records of the Office of the Judge of Probate of Baldwin County, Alabama, as the same may be amended from time to time as therein provided, which said Declaration is incorporated herein by reference as if fully set forth herein;

State of Alabama, Baldwin County
I certify this instrument was filed
and taxes collected on:
2005 October -11 0:29AM
Instrument Number 928871 Pages 5
Recording 25.00 Mortgage
Deed Min Tax
Index pp 5.00
Archive 5.00
Adrian T. Johns, Judge of Probate

928871

- B. To fix, levy, collect and enforce payment, by any lawful means, of all charges or assessments made pursuant to the terms of the Declaration; pay all expenses in connection therewith and all office or other expenses incident to the conduct of the business of the Corporation;
- C. To acquire (by gift, purchase, or otherwise), own, hold, improve, build upon, operate, maintain, convey, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Corporation;
- D. To borrow money, and to mortgage, pledge or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- E. To maintain and preserve said innovative Subdivision and all improvements located thereon, make payments of taxes, insurance, repairs and any other expenses necessary to the maintenance of the property as a Subdivision, pay the operating expenses of every kind and character whatsoever and make any other desirable improvements to said Subdivision from time to time as this Corporation shall deem advisable and as the Declaration shall permit;
- F. To transact all business consistent with the purposes for which the Corporation is organized, with the proceeds of all operations of the Corporation to be retained by the Corporation to be used in the payment of any indebtedness which may be incurred by the Corporation and for such other purposes as may be lawful;
- G. To exercise all of the authority and powers given and granted unto an Alabama Corporation organized pursuant to the Alabama Nonprofit Corporation Act, as the same may be amended or supplemented from time to time; and
- H. To exercise all of the powers reasonable necessary to implement the objects and purposes of the Corporation as hereinabove set forth (and of the Declaration), not inconsistent with the Constitution and Laws of the State of Alabama.

ARTICLE IV MEMBERSHIP

This Corporation shall issue no shares of stock of any kind or nature whatsoever. Every person or entity who is a record Owner of a Lot in LAGOON MOBILE HOME SUBDIVISION shall be a Member of the Corporation, and only such Owners shall be Members. The Association shall have two (2) classes of Members, with the Owner of each Lot subject to the Declaration being a Member of the Association and entitled to vote in accordance with the formula set forth in the Declaration. Membership shall be appurtenant to and may not be separated from ownership of a Lot which is subject to assessment by the Corporation. The Members shall enjoy such qualifications, rights and privileges as may be fixed by said Declaration and by the By-Laws of this Corporation.

**ARTICLE V
REGISTERED OFFICE AND AGENT**

The location and mailing address of the initial registered office of the Corporation is 417 Wedgewood Drive, Gulf Shores, Alabama 36542. KENNETH L. SANDERS is designated as the initial registered agent of the Corporation at such address.

**ARTICLE VI
GOVERNMENT**

1. The number of Directors constituting the initial Board of Directors of the Corporation is three (3), and the names and addresses of the persons who are to serve as the initial Directors are:

NAMES

ADDRESSES

KENNETH L. SANDERS

Post Office Box 1507
Gulf Shores, Alabama 36547

HAROLD GARRISON

Post Office Box 2225
Gulf Shores, Alabama 36547

BLAKE GARRISON

Post Office Box 2225
Gulf Shores, Alabama 36547

2. The names and addresses of the Incorporators of the Corporation are as follows:

NAMES

ADDRESSES

KENNETH L. SANDERS

Post Office Box 1507
Gulf Shores, Alabama 36547

HAROLD GARRISON

Post Office Box 2225
Gulf Shores, Alabama 36547

BLAKE GARRISON

Post Office Box 2225
Gulf Shores, Alabama 36547

**ARTICLE VII
DISSOLUTION**

The Corporation may be dissolved in the manner provided by the Laws of the State of Alabama, specifically the Alabama Nonprofit Corporation Act. Upon dissolution of the Corporation, the assets of the Corporation, if any, and all money received by the Corporation from its operation, after the payment in full of all debts and obligations of the Corporation of whatsoever kind and nature (or the making of adequate provision therefore), shall, subject to Code of Alabama (1975), §10-3A-141, be used and distributed equally among the Lot Owners as defined in said Declaration.

IN WITNESS WHEREOF, the undersigned Incorporators have hereunto set their hands and seals on this
the 14th day of October, 2001. 2005

Kenneth L. Sanders (SEAL)
KENNETH L. SANDERS

Harold Garrison (SEAL)
HAROLD GARRISON

Blake Garrison (SEAL)
BLAKE GARRISON

STATE OF ALABAMA

COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that
KENNETH L. SANDERS, whose name is signed to the foregoing instrument, and who is known to me,
acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same
voluntarily on the day the same bears date.

Given under my hand and seal this 14th day of October, 2001. 2005

Kelli E. Flanagan
NOTARY PUBLIC
My Commission Expires:

My Commission
Expires 3-24-09



STATE OF ALABAMA

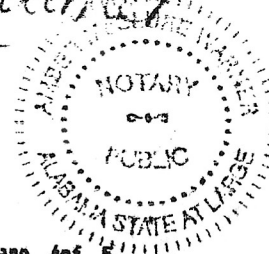
COUNTY OF BALDWIN

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that
HAROLD GARRISON, whose name is signed to the foregoing instrument, and who is known to me, acknowledged
before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the
day the same bears date.

Given under my hand and seal this 14th day of October, 2001. 2005

Archer McElreath
Archer McElreath
NOTARY PUBLIC
My Commission Expires:

My Commission
Expires 3-24-09



STATE OF ALABAMA :

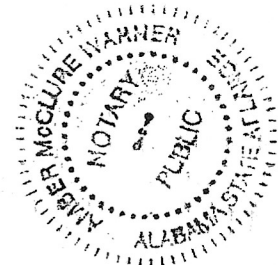
COUNTY OF BALDWIN :

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that BLAKE GARRISON, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 7th day of October, 2007: 2007.

Hubert McClure Warner
NOTARY PUBLIC
My Commission Expires:

My Commission
Expires 3-24-09



THIS INSTRUMENT PREPARED BY:

G. DAVID CHAPMAN III, P.C.
Attorney at Law
Post Office Box 1508
Gulf Shores, Alabama 36547
File: 00.0999

- 1-All electric, telephone, and cable lines are under ground, ready to hook up, also water and sewerage.
- 2-Sewerage tap has been paid. The cost is included in price of lot.
The water tap is \$750. The water meter is \$50.
- 3- Concrete drive large enough for two vehicles.
4. must have front and back steps, also a front deck of at least one hundred square feet and rear deck at least ten square feet, Can be either wood or concrete.
- 5- Storage room or carport or garage must be attached to mobile home.
- 6- Mobile home must have a shingle roof and vinyl siding.
- 7- A \$300 maintenance fee per year at this date.
- 8- Pets must be kept inside, on a lease or a fenced area when outside.
- 9- No parking over night on street.
- 10- All mobile homes must be skirted and yard landscaped.
- 11- Park is about 4 miles by road to beach.
- 12- NO NOXIOUS OR OFFENSIVE ACTIVITY OR ANY THING DONE OR CARRIED ON, ON ANY LOT THAT MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
- 13- For walkers and bikers, loop around the park is $\frac{1}{2}$ mile.
- 14- The park is well lit at night.
- 15- THE streets are fixed so they can be gated later if so desired.
- 16- IF A MOBILE HOME IS TO BE RENTED, IT MUST BE LEASED FOR AT LEAST 1 YEAR AT A TIME.