

Upon Recording return to:
Kristin A. Gardner
Dunlap & Shipman, P.A.
2065 Thomasville Road, Suite 102
Tallahassee, FL 32308

**NOTICE OF FILING OF REVIVED DOCUMENTS FOR
KINSAIL UNIT ONE ASSOCIATION, INC.**

Pursuant to Section 720.407(1), Florida Statutes, this is to certify that the attached documents are the revitalized governing documents for Kinsail Unit One Association, Inc., following action taken by the membership and approval by the State of Florida's Department of Economic Opportunity:

- 1. Revitalized Declaration of Covenants and Restrictions;
- 2. Revitalized Articles of Incorporation;
- 3. Approval letter from the Florida Department of Economic Opportunity dated August 16, 2017; and
- 4. Legal descriptions of each of the affected parcels.

IN WITNESS WHEREOF, the Association has caused this instrument to be signed by its duly authorized officers, on this 23rd day of August, 2017.

WITNESSES:

Dottie McKenzie

Name: Dottie McKenzie

KINSAIL UNIT ONE ASSOCIATION, INC.

By: Sheila MacDonald

PRESIDENT – Sheila MacDonald

Rebekah Davis

Name: Rebekah Davis

By: Sydney C. Howell

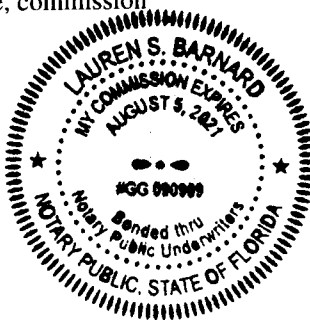
SECRETARY – Sydney C. Howell

Sworn to (or affirmed) and subscribed before me this 23rd day of August, 2017, by Sheila MacDonald and Sydney C. Howell, President and Secretary of the Kinsail Unit One Association, Inc., respectfully, who are personally known to me or have produced Driver's licenses as identification.

Lauren S. Barnard

Notary Public

Print, type or stamp name, commission
no. and expiration date:



**REVITALIZED DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS
THE VILLAGES OF KINSAIL
AN
UNRECORDED PLAT**

THIS DECLARATION, made on this 23 day of August, 2017, KINSAIL UNIT ONE ASSOCIATION, INC, a not-for-profit Florida Corporation, hereinafter referred to as "Association."

WITNESSETH:

WHEREAS, on August 25, 1982, the original developer imposed these covenants upon the real property in Leon County, Florida, which is mote particularly described as:

See Schedule "A" attached hereto and incorporated by reference for legal description.

WHEREAS, the Association is desirous of continuing to maintain a residential neighborhood upon said property and it is to the interest, benefit, and advantage of those who hereafter purchase and own individual lots in said neighborhood that certain protective covenants and restrictions govern and regulate the development, use and occupancy of such lots,

NOW, THEREFORE, the Association hereby declares that all of the properties described above shall beheld, developed, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

1. "Association" shall mean and refer to the Kinsail Unit One Association, Inc., which shall be a Florida non-profit corporation, its successors and assigns.
2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.
3. "Properties" shall mean and refer to that certain real property described in Schedule "A" hereof, and such additions thereto as may hereafter be brought within the jurisdiction of the Association and subjected to these covenants.
4. "Restricted Area" shall mean all real property (including any improvements thereon) owned by the Association and intended to be used for the common use and enjoyment of



the Owners. The Restricted Area to be owned by the Association at the time of the conveyance of the first lot is described as follows:

See Schedule "B" attached hereto for description of roadways and Restricted Area.

5. "Lot" shall mean those parcels of land within the Properties which have been platted for residential development, are subject to private ownership, and are exclusive of the Restricted Area.

6. "Rules and Regulations" shall mean the rules and regulations adopted by the Association.

7. "By-Laws" shall mean the by-laws of the Association.

8. "Directors" shall mean the directors of the Association.

9. "Assessment" shall mean that sum of money determined by the Board of Directors of the Association which shall be levied against each Owner for the maintenance, upkeep, and preservation of the Properties and Restricted Area pursuant to these covenants, the By-Laws and the Rules and Regulations adopted by the Association.

ARTICLE II

USE RESTRICTIONS

1. Residential Only. The Properties are intended to be developed as a residential community. Accordingly, the Lots and any structures thereon shall be used solely for residential purposes.

2. Conformance with Zoning. All structures constructed on a Lot shall conform to the Tallahassee-Leon County Zoning Code as it exists at the time of construction and shall be places on the Lot in conformance with its requirements.

3. Temporary Residences Prohibited. No structure of a temporary character, such as, but not limited to, a trailer, mobile home, garage, barn or other outbuilding shall be used on any Lot at any time as a residence either temporarily or permanently. Boats, trailers, campers or other recreational vehicles shall be parked or stored within the owner's garage or at such other areas as may be designated by the Homeowners' Association.

4. Dwelling Quantity and Size. The total floor area of the main structure, exclusive of porches, garages, carports and patios shall not be less than 1,000 square feet of heated area.

5. Nuisances. No noxious or offensive activities shall be carried on upon any Lot or Restricted Area nor shall anything be done on it that may be or may become an annoyance or nuisance to the property owners.

6. Animals. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot except that dogs, cats or other household pets may be kept provided they are not kept, bred, or maintained for any commercial purposes. The Association may adopt and implement regulations and rules governing pets within the Properties.



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7. Signs. No sign of any kind shall be displayed to the public view on any Lot except one sign of not more than six (6) square feet advertising the property for sale or rent or signs used by builder to advertise the property during construction and sales.

8. Trees. No large trees of any kind measuring one (1) foot or more in diameter at a height measured three (3) feet above the natural ground elevation shall be cut or removed from any Lot without the express written approval of the Architectural Control Committee.

9. Antennas. Exterior radio and television and any other type of antenna installations must be approved in writing by the Architectural Control Committee.

10. Window Units. The location of all exterior heating and/or air conditioning compressors, window units or other machinery or equipment installed t shall be submitted for approval by the Architectural Control Committee prior to installation.

ARTICLE III

PROPERTY RIGHT AND OBLIGATIONS

1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Restricted Area and roadways which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for use of any recreational facility situated upon the Restricted Area;

(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed thirty (30) days for any infraction of its published Rules and Regulations;

(c) the right of the Association to dedicate or transfer all or any part of the Restricted Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by (2/3) of each class of members has been recorded in the public records of Leon County, Florida.

2. Use of Recreational Facilities. In the event recreational facilities are constructed upon the Restricted Area, the Association may adopt rules and regulations governing the use and control of such facilities.

3. Reservation of Easement. The original developer reserved for itself and its successors and assigns, an easement for ingress and egress and for the installation, repair and maintenance of sewer, water, electricity, gas, telephone, cable television and similar facilities over, along, across, and under the land described in Schedule "B" attached hereto and made a part hereof. Such easement shall also include the right to use all roadways on the Properties.

4. Subdivision Prohibited. No Lot may be divided or subdivided.



5. Exterior Maintenance of Homes. Homes constructed on Lots within the Properties shall be maintained by the Owner not only in a good state of repair but also in an aesthetically pleasing manner consistent with the character and setting of the homes and Property as originally developed. Specifically the following items are hereby determined and declared to be items which must be kept in a proper state of maintenance and repair by the individual Lot Owner, provided however, this list is not intended to be an all-inclusive list of such items: the roof, windows, painting or staining of exterior walls and trim, steps, porches, walkways, driveways, and landscaping.

In the event any Owner of a Lot within the Properties shall fail to properly maintain the Lot and any improvements thereon, then the Association's Board of Directors, (or its agent) after two-thirds (2/3) vote, shall have the right to enter said Lot to repair, restore, and maintain the premises. The cost of such repairs, restoration and maintenance shall be added to and become part of the assessment to which said Lot is subject pursuant to Article V. If necessary, any such assessment may exceed the maximum annual assessment described in Section 3 of Article V.

ARTICLE IV

HOMEOWNERS' ASSOCIATION

1. Membership. Every Lot Owner shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

2. Classification of Membership in Association.

All Owners shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons may be members. The vote for such Lot shall be exercised as the owners determine, but in no event shall more than one vote be cast with respect to any single Lot, regardless of the number of persons owning the Lot.

3. Powers and Duties of Association. The Association, in addition to the powers and duties set forth elsewhere in these covenants, the By-Laws and Rules and Regulations established by the Association, shall have the following powers, duties and responsibilities:

(a) It shall own in fee simple, maintain and otherwise manage all Restricted Areas and all facilities, improvements and landscaping thereon.

(b) It may grant easements, where necessary across Restricted Areas for the location of utilities, accessways, and roadways.

(c) It shall maintain such policy or policies of insurance as the Board of Directors of the Association deems necessary, desirable or advisable in protecting the interest of the Association and its members, on and to any improvements located on Restricted Areas.

(d) It shall have the authority to employ a manager or other person and to contract with independent contractors or business entities to perform all or any part of its duties and responsibilities.



ARTICLE V

COVENANT FOR MAINTENANCE ASSESSMENTS

1. Creation of the Lien and Personal Obligation of Assessments. Each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hererinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees for enforcing same, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to successors in title unless expressly assumed by them.

2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively for the purpose of promoting the health, safety, and welfare of the residents in the Properties and in particular for the improvement and maintenance of the Restricted Areas, including, but not limited to, the payment for the maintenance, repair and replacement of roadways, walkways, parking areas, recreational facilities, landscaping the Restricted Areas, street lights, maintenance of the entranceway, and such other uses as may be determined by vote of the Association.

3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be \$300.00 per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the Board may increase the maximum annual assessment each year by not more than 5% above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors of Kinsail Unit One Association may fix the annual assessment at an amount not in excess of the maximum.

4. Special Assessments for Capital Improvements. In addition to the annual assessments described above the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Restricted Areas, including fixtures and personal property related thereto, provided that any such



assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

5. Notice and Quorum for Any Action Authorized Under Paragraph 3 and 4.

Written notice of any meeting called for the purpose of taking any action authorized under Section 3 and 4 shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At such meeting, the presence of a majority of each class of Owners (or written proxies therefrom) shall constitute a quorum.

6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a semi-annual basis; provided, however, waterfront Lots may be subjected to a higher rate of assessment.

7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence July 1, 1982. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each assessment period. Written notice of the annual assessment shall be sent to every Lot Owner. The due dates shall be established by the Board of Directors. The due date for Special Assessments shall be fixed in the resolution authorizing such assessment.

8. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of 18% per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Restricted Area or abandonment of a Lot.

9. Subordination of the Lien to Mortgage. The lien of assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE VI

ARCHITECTURAL CONTROL

The original appearance of buildings, paved areas, landscaping and fencing, whether on the Properties or the Restricted Areas, shall be maintained and preserved. No building, fence, wall or other structure shall be commenced erected or maintained upon the Properties or Restricted Area, nor shall any exterior additions or alterations be made thereto (including changes in color of paints or stains) until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3)



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or more representatives appointed by the Board. The initial members of the Architectural Control Committee are Ben C. Willis, Jr., Roger C. Smith and W. Alan Cheek. In the event the Board or Architectural Control Committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

ARTICLE VII

GENERAL PROVISIONS

1. **Enforcement.** The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

2. **Severability.** The invalidity in whole or part of any one of these covenants or restrictions shall not affect the validity of any other provisions, which shall remain in full force and effect.

3. **Amendment.** The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of then (10) years upon affirmative vote of seventy-five percent (75%) of the Lot Owners. This Declaration may be amended during the first twenty (20) year period only with the consent and approval of not less than eighty percent (80%) of the Lot Owners, and thereafter with the consent and approval of not less than seventy-five (75%) of the Lot Owners. Any such amendments shall be recorded in the public records of Leon County, Florida.

Notice of any proposed amendment shall be given in writing to each Lot Owner by registered mail, return receipt requested, at least thirty (30) days prior to a meeting called by the Association to consider such proposed amendment. In addition to the affirmative vote of the Lot Owners as provided above, any such amendments must be approved by at least seventy-five percent (75%) of the Directors of the Association.

Notwithstanding any of the above provisions, no amendment shall be adopted to these covenants which discriminates against any Lot Owner or group of Lot Owners without their express consent. No amendment shall change or increase the percentage of any individual Lot Owner's contribution to assessments.

4. **Additional Covenants.** The covenants and restrictions imposed hereby are in addition to those imposed by Killearn Properties, Inc. pursuant to that certain Declaration of Covenants and Restrictions dated October 29, 1975 recorded in Official Records Book 747, Page 276, public records of Leon County, Florida and amended April 29, 1976 per instrument recorded in Official Records Book 780, Page 767, public records of Leon County, Florida. In addition to becoming members of Kinsail Unit One Association, Inc., all Lot Owners shall become members of The Killearn Homeowners Association and shall pay the assessments levied by said association.



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IN WITNESS WHEREOF, the said KINSAIL UNIT ONE ASSOCIATION, INC. has caused these presents to be executed in its name and its corporate seal to be affixed hereto the day and year first above written.

WITNESSES:

KINSAIL UNIT ONE ASSOCIATION, INC.

Dottie McKee

By: Sheila MacDonald

Print: SHEILA MACDONALD

Its President:

Rebekah Davis

Attest: Sydney C. Howell

Print: Sydney C. Howell

Its Secretary

State of FLORIDA
County of LEON

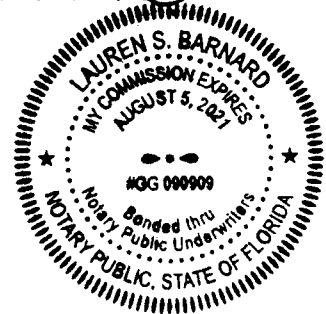
I hereby certify that on this day, before me, a Notary Public duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Sheila MacDonald and Sydney C. Howell known to me to be the persons described in and who executed the foregoing Restrictive Covenants, and acknowledged before me that they executed the same as President and Secretary respectively, of Kinsail Unit One Association, Inc., a Florida corporation, and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

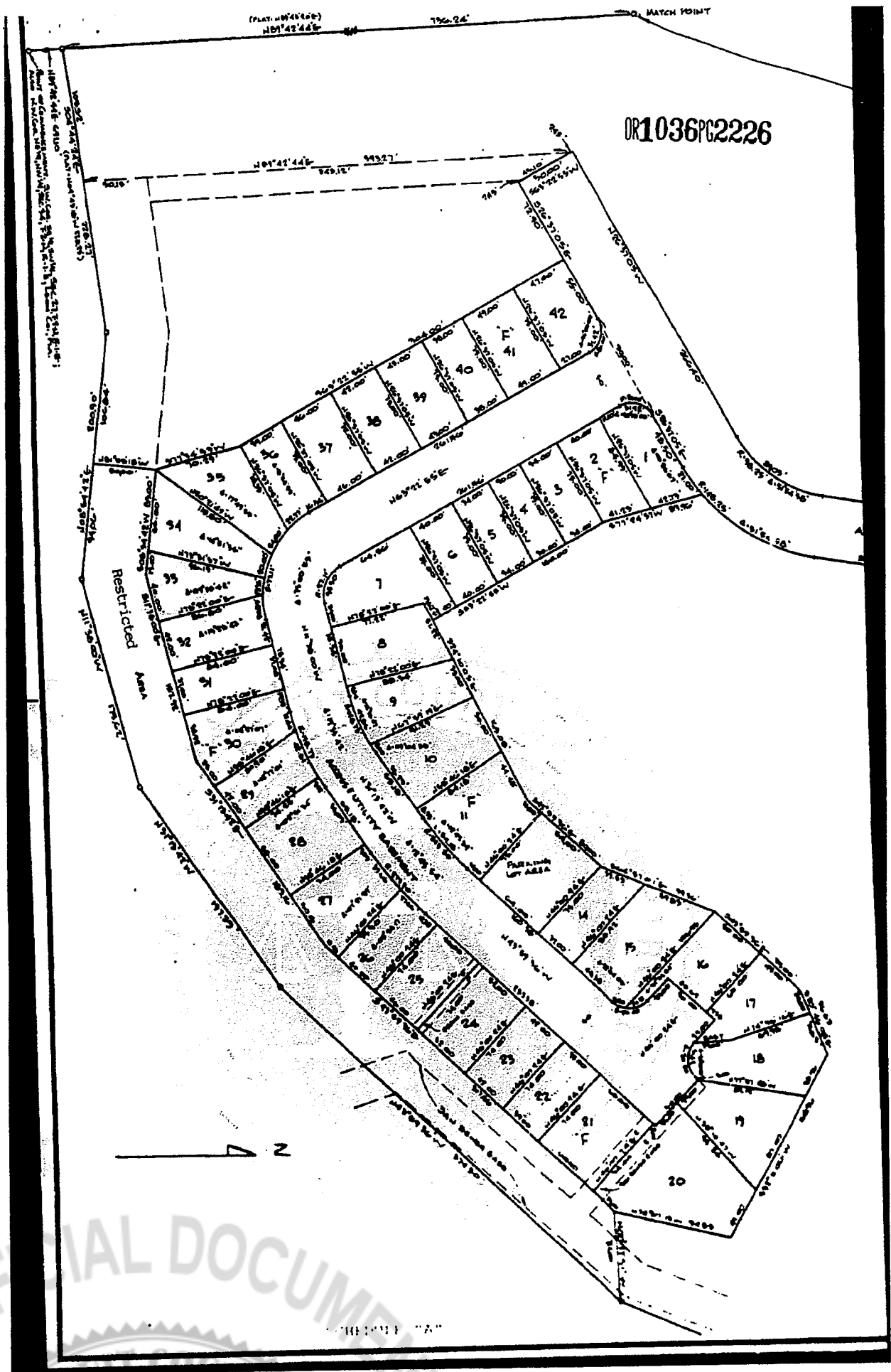
Witness my hand and official seal in the State and County last aforesaid this 23rd day of August, 2017.

Lauren S. Barnard

Notary Public

My Commission Expires:





BROWARD DAVIS & ASSOC., INC.

DR1036PG2227

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BROWARD P. DAVIS, P.L.S.
 LARRY E. DAVIS, P.L.S.
 LEE F. DOWLING, P.L.S.
 JANET M. JACKSON, P.L.S.



WALTER A. JOHNSON, P.E., P.L.S.
 NEVINS C. SMITH, JR., P.E.
 KAREN K. BASS, P.E.

June 23, 1982

VILLAGES OF KINSAIL

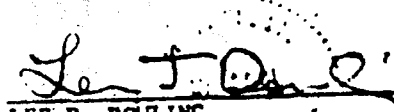
Restricted Areas

I hereby certify that the legal description shown hereon meets the minimum requirements adopted by F.S.B.L.S.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Commence at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 27, Township 2 North, Range 1 East (also the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 1 East, Leon County, Florida) and run North 89 degrees 42 minutes 44 seconds East along the Section Line 691.10 feet to a concrete monument, thence South 04 degrees 44 minutes 24 seconds East 228.27 feet to a concrete monument, thence South 08 degrees 54 minutes 42 seconds West 106.84 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 08 degrees 54 minutes 42 seconds West 94.06 feet to a concrete monument, thence South 11 degrees 38 minutes 00 seconds East 175.62 feet to a concrete monument, thence South 31 degrees 13 minutes 42 seconds East 197.39 feet to a concrete monument, thence South 43 degrees 59 minutes 36 seconds East 374.30 feet to a concrete monument, thence North 00 degrees 17 minutes 51 seconds West 71.60 feet to a concrete monument, thence North 43 degrees 59 minutes 36 seconds West 317.46 feet to a concrete monument, thence North 31 degrees 13 minutes 42 seconds West 183.16 feet to a concrete monument, thence North 11 degrees 38 minutes 00 seconds West 157.92 feet to a concrete monument, thence North 08 degrees 54 minutes 42 seconds East 85.00 feet to a concrete monument, thence North 81 degrees 05 minutes 18 seconds West 50.00 feet to the POINT OF BEGINNING; containing 0.90 acre, more or less.

A complete survey has not been performed by Broward Davis & Assoc., Inc., to verify the accuracy of this property and there has been no onsite inspection to determine if the foregoing property has any improvements or encroachments. Bearings and source of information based on previous surveys by Broward Davis and Assoc., Inc.


 LEE F. DOWLING

Registered Florida Land Surveyor, No. 2661

BPD #64-424
 PSR #2024

19781012 "R"

NOTARIAL PUBLIC STATE OF FLORIDA
 My Commission Expires 12/31/82



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BROWARD DAVIS & ASSOC., INC.

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BROWARD P. DAVIS, P.L.S.
 LARRY E. DAVIS, P.L.S.
 LEE F. DOWLING, P.L.S.
 JANET M. JACKSON, P.L.S.



WALTER A. JOHNSON, P.E., P.L.S.
 NEVINS C. SMITH, JR., P.E.
 KAREN K. BASS, P.E.

June 23, 1982

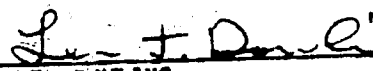
VILLAGES OF KINSAIL

Parking Lot Area

I hereby certify that the legal description shown hereon meets the minimum requirements adopted by F.S.B.L.S.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Commence at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 27, Township 2 North, Range 1 East (also the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 1 East, Leon County, Florida) and run North 89 degrees 42 minutes 44 seconds East along the Section Line 691.10 feet, thence South 04 degrees 44 minutes 24 seconds East 105.32 feet, thence North 89 degrees 42 minutes 44 seconds East 393.27 feet, thence South 63 degrees 22 minutes 55 seconds West 47.55 feet to the Westerly boundary of a 50 foot access and utility easement, thence South 26 degrees 37 minutes 05 seconds East along said boundary 266.40 feet to a point of curve to the left, thence along boundary curve with a radius of 148.25 feet, through a central angle of 10 degrees 26 minutes 07 seconds, for an arc distance of 27.00 feet, thence South 77 degrees 24 minutes 37 seconds West 83.96 feet, thence South 63 degrees 22 minutes 55 seconds West 160.00 feet, thence South 24 degrees 10 minutes 05 seconds East 165.08 feet, thence South 43 degrees 59 minutes 36 seconds East 16.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 43 degrees 59 minutes 36 seconds East 64.00 feet, thence South 46 degrees 00 minutes 24 seconds West 75.00 feet to the Northeastly boundary of a 50 foot access and utility easement, thence North 43 degrees 59 minutes 36 seconds West along said boundary 64.00 feet, thence North 46 degrees 00 minutes 24 seconds East 75.00 feet to the POINT OF BEGINNING; containing 0.11 acre, more or less.


 LEE F. DOWLING

Registered Florida Land Surveyor, No. 2661

BPD #64-424
 PSR #2024

LEGISLATIVE "B-1"

STATEMENT OF THE MANAGER OF THE BROWARD COUNTY PLANNING AND ZONING DEPARTMENT
 MADE IN ACCORDANCE WITH THE BROWARD COUNTY PLANNING AND ZONING DEPARTMENT



BROWARD DAVIS & ASSOC., INC.

PLANNING • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT
FLORIDA • GEORGIA • ALABAMA

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EDWARD P. DAVIS, PL S.
1-1072

JERROLD R. HINTON, P L S
 Vice President
 Secretary Treasurer

KEVINS C SMITH, JR., P E
Vice President -- Administration



WALTER A. JOHNSON, P.E., P.L.S.
Vice President -- Engineering

LARRY E. DAVIS, P.L.S.
Vice President - Surveying

LEE F. DOWLING, P.L.S.
Vice President - Surveys

March 12, 1981

. KILLEARN ESTATES UNIT NO. 28

50 Foot Roadway and Utility Easement

I hereby certify that this is a true and accurate representation of the following described property to the best of my knowledge and belief.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, recorded deeds, easements or other instruments which could affect the boundaries.

Commence at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 27, Township 2 North, Range 1 East (also the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 34, Township 2 North, Range 1 East, Leon County, Florida), and run North 89 degrees 42 minutes 44 seconds East along the Section Line 1427.34 feet to a concrete monument marking the Southwest corner of the Southeast Quarter of said Section 27, thence North 00 degrees 19 minutes 12 seconds West along the West boundary of the Southeast Quarter of said Section 27 a distance of 402.69 feet to a concrete monument lying on a curve concave to the Northerly on the Southerly right of way boundary of Velda Dairy Road (80 foot right of way), thence from a tangent bearing of North 86 degrees 17 minutes 55 seconds East run Easterly along said right of way curve with a radius of 1156.51 feet, through a central angle of 07 degrees 28 minutes 50 seconds, for an arc distance of 150.99 feet to a concrete monument, thence South 00 degrees 20 minutes 48 seconds East 421.52 feet to a concrete monument, thence South 20 degrees 05 minutes 18 seconds East 173.76 feet to a concrete monument, thence South 47 degrees 05 minutes 48 seconds East 491.92 feet to a concrete monument, thence North 89 degrees 56 minutes 24 seconds East 249.89 feet to a concrete monument on the Westerly right of way boundary of Shannon Lakes West (80 foot right of way), thence South along said right of way boundary 212.54 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South along said right of way boundary 55.00 feet to a concrete monument marking a point of curve to the right, thence along said right of way curve with a radius of 2005.77 feet, through a central angle of 01 degree 35 minutes 43 seconds, for an arc distance of 55.84 feet to a point lying on a curve concave to

STREET ADDRESS OF MANUFACTURER OF INSTRUMENTS USED IN A
MANUFACTURING COMPANY, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 262

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KILLEARN ESTATES UNIT 28
50 Ft. Roadway & Utility Easement
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OR1036PG2230

the Westerly, thence from a tangent bearing of North 01 degree 35 minutes 43 seconds East run Northerly and Westerly along said curve with a radius of 30.00 feet, through a central angle of 91 degrees 35 minutes 43 seconds, for an arc distance of 47.96 feet, thence West 64.23 feet to a point of curve to the right, thence along said curve with a radius of 422.41 feet, through a central angle of 17 degrees 10 minutes 16 seconds, for an arc distance of 126.59 feet to a point of reverse curve, thence along said curve with a radius of 178.65 feet, through a central angle of 32 degrees 49 minutes 54 seconds, for an arc distance of 102.37 feet, thence South 74 degrees 20 minutes 22 seconds West 24.64 feet to a point of curve to the left, thence along said curve with a radius of 20.00 feet, through a central angle of 74 degrees 20 minutes 22 seconds, for an arc distance of 25.95 feet, thence South 159.60 feet to a point of curve to the left, thence along said curve with a radius of 19.00 feet, through a central angle of 60 degrees 00 minutes 00 seconds, for an arc distance of 19.90 feet, thence South 60 degrees 00 minutes 00 seconds East 62.00 feet, thence South 30 degrees 00 minutes 00 seconds West 50.00 feet, thence North 60 degrees 00 minutes 00 seconds West 62.00 feet to a point of curve to the right, thence along said curve with a radius of 69.00 feet, through a central angle of 60 degrees 00 minutes 00 seconds, for an arc distance of 72.26 feet, thence North 147.07 feet to a point of curve to the left, thence along said curve with a radius of 20.00 feet, through a central angle of 86 degrees 49 minutes 13 seconds, for an arc distance of 30.31 feet to a point of reverse curve, thence along said curve with a radius of 208.30 feet, through a central angle of 19 degrees 22 minutes 28 seconds, for an arc distance of 70.44 feet to a point of compound curve thence along said curve with a radius of 249.12 feet, through a central angle of 35 degrees 02 minutes 57 seconds, for an arc distance of 152.39 feet, thence North 32 degrees 23 minutes 48 seconds West 174.13 feet to a point of curve to the left, thence along said curve with a radius of 92.40 feet, through a central angle of 46 degrees 08 minutes 15 seconds, for an arc distance of 74.41 feet, thence North 78 degrees 32 minutes 03 seconds West 214.48 feet to a point of curve to the right, thence along said curve with a radius of 148.25 feet, through a central angle of 51 degrees 54 minutes 58 seconds, for an arc distance of 134.33 feet, thence North 26 degrees 37 minutes 05 seconds West 48.50 feet to a point of curve to the left, thence along said curve with a radius of 20.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 31.42 feet, thence South 63 degrees 22 minutes 55 seconds West 261.56 feet to a point of curve to the left, thence along said curve with a radius of 27.11 feet, through a central angle of 75 degrees 00 minutes 55 seconds, for an arc distance of 35.50 feet, thence South 11 degrees 38 minutes 00 seconds East 78.34 feet to a point of curve to the left, thence along said curve with a radius of 148.73 feet, through a central angle of 19 degrees 35 minutes 42 seconds, for an arc distance of 50.86 feet, thence South 31 degrees 13 minutes 42 seconds East 65.18 feet to a point of curve to the

STREET ADDRESS: 201 MANA FIRST EAST WIDE OPEN PLAZA
MAILING ADDRESS: POST OFFICE BOX 1000 TALLAHASSEE FLORIDA 32304-1000

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 50 Ft. Roadway & Utility Easement
 March 12, 1981
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left, thence along said curve with a radius of 243.20 feet, through a central angle of 12 degrees 45 minutes 54 seconds, for an arc distance of 54.18 feet, thence South 43 degrees 59 minutes 36 seconds East 160.38 feet to a point of curve to the left, thence along said curve with a radius of 20.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 31.42 feet, thence North 46 degrees 00 minutes 24 seconds East 25.00 feet, thence South 43 degrees 59 minutes 36 seconds East 50.00 feet, thence South 46 degrees 00 minutes 24 seconds West 25.00 feet to a point of curve to the left, thence along said curve with a radius of 20.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 31.42 feet, thence South 43 degrees 59 minutes 36 seconds East 3.00 feet, thence South 46 degrees 00 minutes 24 seconds West 50.00 feet, thence North 43 degrees 59 minutes 36 seconds West 253.38 feet to a point of curve to the right, thence along said curve with a radius of 293.20 feet, through a central angle of 12 degrees 45 minutes 54 seconds, for an arc distance of 65.32 feet, thence North 31 degrees 13 minutes 42 seconds West 65.18 feet to a point of curve to the right, thence along said curve with a radius of 198.73 feet, through a central angle of 19 degrees 35 minutes 42 seconds, for an arc distance of 67.97 feet, thence North 11 degrees 38 minutes 00 seconds West 78.34 feet to a point of curve to the right, thence along said curve with a radius of 77.11 feet, through a central angle of 75 degrees 00 minutes 55 seconds, for an arc distance of 100.96 feet, thence North 63 degrees 22 minutes 55 seconds East 261.56 feet to a point of curve to the left, thence along said curve with a radius of 20.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 31.42 feet, thence North 26 degrees 37 minutes 05 seconds West 127.90 feet, thence North 63 degrees 22 minutes 55 seconds East 50.00 feet, thence South 26 degrees 37 minutes 05 seconds East 266.40 feet to a point of curve to the left, thence along said curve with a radius of 98.25 feet, through a central angle of 51 degrees 54 minutes 58 seconds, for an arc distance of 89.03 feet, thence South 78 degrees 32 minutes 03 seconds East 214.48 feet to a point of curve to the right, thence along said curve with a radius of 142.40 feet, through a central angle of 14 degrees 43 minutes 19 seconds, for an arc distance of 36.59 feet to a point of reverse curve, thence along said curve with a radius of 20.00 feet, through a central angle of 73 degrees 54 minutes 48 seconds, for an arc distance of 25.80 feet, thence North 42 degrees 16 minutes 28 seconds East 43.73 feet to a point of curve to the right, thence along said curve with a radius of 70.21 feet, through a central angle of 47 degrees 43 minutes 32 seconds, for an arc distance of 58.48 feet, thence South 50.00 feet, thence East 65.50 feet to a point of curve to the right, thence along said curve with a radius of 25.90 feet, through a central angle of 42 degrees 54 minutes 12 seconds, for an arc distance of 19.39 feet, thence South 47 degrees 05 minutes 48 seconds East 38.50 feet to a point of curve to the right, thence along said curve with a radius of 25.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 39.27 feet to a

STREET ADDRESS: 2014 MANAN (MINE EASTWOOD) OFFICE PLAZA
 MAILING ADDRESS: POST OFFICE BOX 12207 • TALLAHASSEE, FLORIDA 32309 • (904) 878-6100

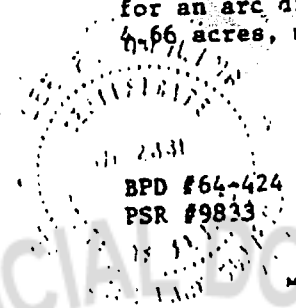
SCHEDULE "B-2, 3"



KILLEARN ESTATES UNIT 28
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point of reverse curve, thence along said curve with a radius of 93.71 feet, through a central angle of 42 degrees 54 minutes 12 seconds, for an arc distance of 70.17 feet, thence South 39.50 feet to a point of curve to right, thence along said curve with a radius of 19.57 feet, through a central angle of 48 degrees 20 minutes 19 seconds, for an arc distance of 16.50 feet, thence South 48 degrees 20 minutes 19 seconds West 18.60 feet to a point of curve to the right, thence along said curve with a radius of 20.00 feet, through a central angle of 99 degrees 15 minutes 53 seconds, for an arc distance of 34.65 feet, thence North 32 degrees 23 minutes 48 seconds West 155.61 feet to a point of curve to the right, thence along said curve with a radius of 20.00 feet, through a central angle of 74 degrees 40 minutes 16 seconds, for an arc distance of 26.07 feet, thence North 42 degrees 16 minutes 28 seconds East 43.72 feet to a point of curve to the right, thence along said curve with a radius of 20.21 feet, through a central angle of 47 degrees 43 minutes 32 seconds, for an arc distance of 16.84 feet, thence North 50.00 feet, thence East 65.50 feet to a point of curve to the right, thence along said curve with a radius of 75.90 feet, through a central angle of 42 degrees 54 minutes 12 seconds, for an arc distance of 56.83 feet, thence South 47 degrees 05 minutes 48 seconds East 38.50 feet to a point of curve to the right, thence along said curve with a radius of 75.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 117.81 feet to a point of reverse curve, thence along said curve with a radius of 43.71 feet, through a central angle of 42 degrees 54 minutes 12 seconds, for an arc distance of 32.73 feet, thence South 39.50 feet to a point of curve to right, thence along said curve with a radius of 69.57 feet, through a central angle of 48 degrees 20 minutes 19 seconds, for an arc distance of 58.69 feet, thence South 48 degrees 20 minutes 19 seconds West 17.83 feet to a point of curve to the left, thence along said curve with a radius of 20.00 feet, through a central angle of 104 degrees 33 minutes 02 seconds, for an arc distance of 36.50 feet to a point of compound curve, thence along said curve with a radius of 199.12 feet, through a central angle of 11 degrees 14 minutes 03 seconds, for an arc distance of 39.04 feet to a point of compound curve, thence along said curve with a radius of 158.30 feet, through a central angle of 38 degrees 12 minutes 53 seconds, for an arc distance of 105.58 feet, thence North 74 degrees 20 minutes 22 seconds East 40.95 feet to a point of curve to the right, thence along said curve with a radius of 228.65 feet, through a central angle of 32 degrees 49 minutes 54 seconds, for an arc distance of 131.03 feet to a point of reverse curve, thence along said curve with a radius of 372.41 feet, through a central angle of 17 degrees 10 minutes 16 seconds, for an arc distance of 111.61 feet, thence East 65.00 feet to a point of curve to the left, thence along said curve with a radius of 30.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 47.12 feet to the POINT OF BEGINNING; containing 4.66 acres, more or less.



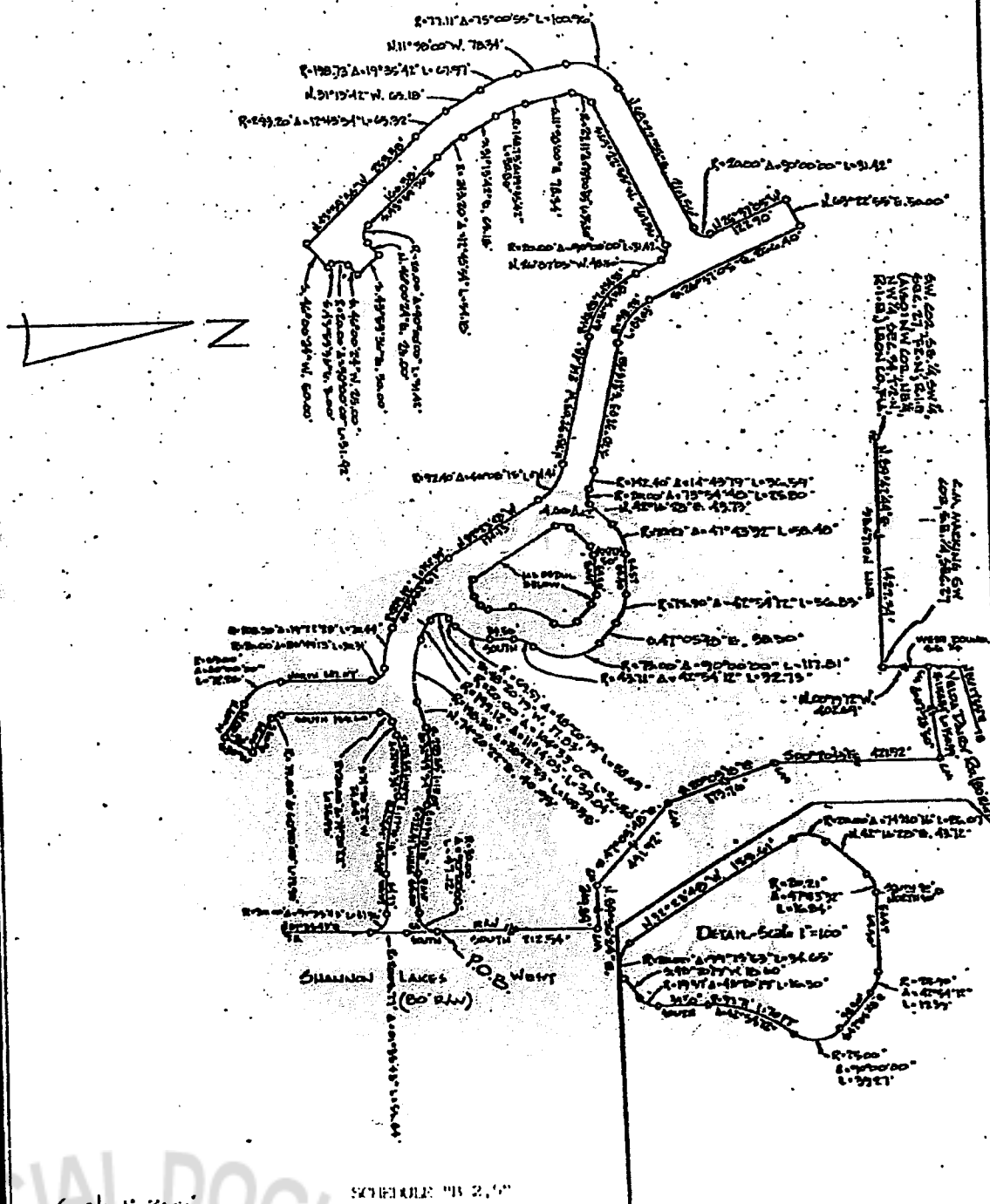
Lee F. Dowling
LEE F. DOWLING
Registered Florida Land Surveyor No. 2661

STREET ADDRESS 2814 MAHAN DRIVE (EASTWARD OFFICE PLAZA)
MAILING ADDRESS POST OFFICE BOX 12167 • TALLAHASSEE, FLORIDA 32302 • (904) 878-6195

SCHEDULE "B-2,4"



DR1036P2233



Scale 1" = 200'

SECTION "B" 2, 1"



State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation, as amended to date, of KINSAIL UNIT ONE ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, as shown by the records of this office.

The document number of this corporation is 764710.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Fifteenth day of November, 2016



CR2EO22 (1-11)

Ken Detzner
Ken Detzner
Secretary of State



764710

ARTICLES OF INCORPORATION

OF

AUG 25 PM 4:10

LAKE KINSAIL HOMEOWNERS' ASSOCIATION, INC.
TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, all of whom are residents of Leon County, Florida 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

The name of the corporation is Lake Kinsail Homeowners' Association, Inc. hereafter called the "Association."

ARTICLE II

The principal office of the Association is located at 440 North Monroe Street, Tallahassee, Florida 32301.

ARTICLE III

Margarer A. Downie, whose address is 227 South Calhoun Street, Tallahassee, Florida 32301, 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 Easement and/or Restricted Areas within that certain tract of property more particularly described in Exhibit "A" attached hereto, 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 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 and Restrictions, hereinafter called

A-2323



UNOFFICIAL DOCUMENT

the "Declaration," applicable to the property and recorded or to be recorded in the Office of the Clerk of the Circuit Court of Leon County, Florida 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, 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 each class of 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, or transfer all or any part of the Easement and/or Restricted Areas to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Easement and/or Restricted Areas, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;



(g) 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 Florida by law may now or hereafter have or exercise;

(h) cause the exterior of the dwellings on the Lots to be maintained;

(i) purchase liability insurance for the benefit of the Association and its members;

(j) to make, promulgate and amend reasonable rules and regulations relating to the use of the properties.

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, including contract sellers, 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

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership



upon the happening of either of the following events,
whichever first occurs:

- (a) One hundred twenty (120) days after 75 percent (75%) of the Lots have been conveyed to individual Lot Owners; or
- (b) July 15, 1987.

ARTICLE VII

OFFICERS AND BOARD OF DIRECTORS

The Board of Directors of the corporation shall have three (3) members who need not be members of the corporation. The first election of Directors shall not be held until January 1, 1987. Thereafter, the Directors shall be elected in accordance with the By-Laws of the corporation. Until the first election of Directors, the Directors herein named shall serve as the members of the Board of Directors, and any vacancy occurring before the first election shall be filled by the remaining Directors. The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified are as follows:

Ben C. Willis, Jr.	2416 Winthrop Road Tallahassee, Florida
W. Alan Cheek	2114 La Rochelle Tallahassee, Florida
Roger C. Smith	573 Timberlane Road Tallahassee, Florida

The affairs of the corporation shall be managed by a President, Vice President, Secretary and Treasurer, who shall be elected by the Board of Directors. Any two or more offices may be held by the same person. The Officers of said corporation shall serve at the pleasure of the Board of Directors unless otherwise provided by the By-Laws of the corporation. The names and addresses of the initial Officers who shall serve until their successors are designated by the Board of Directors are as follows:

Roger C. Smith	President
W. Alan Cheek	Vice President
Ben C. Willis, Jr.	Secretary/Treasurer



The Directors and Officers may lawfully and properly exercise the powers of the corporation as herein set forth, notwithstanding the fact that some or all of them may have a direct or indirect interest in the entity that is the Declarant, or may have an interest in the entity or entities with whom the corporation enters into contractual agreements. Any agreements entered into by and between the corporation and any entities in which the Declarant or the Officers, Directors or Stockholders of Declarant have an interest shall be conclusively presumed to have been made and entered into by the Directors and Officers of this corporation in the valid exercise of their lawful authority.

ARTICLE VIII

BY-LAWS

The first By-Laws of the corporation shall be adopted by the Board of Directors, and may be altered, amended or rescinded in the manner provided in said By-Laws.

ARTICLE IX

MERGERS AND CONSOLIDATION

Subject to any applicable laws of the State of Florida, the corporation may participate in mergers and consolidations with other non-profit corporations organized for purposes similar to the purposes for which this corporation was organized.

ARTICLE X

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of 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 non-profit corporation, association, trust or other organization to be devoted to such similar purposes. This pro-



cedure shall be subject to court approval on dissolution pursuant to Florida Statutes 617.05.

ARTICLE XI

DURATION

The corporation shall exist perpetually.

ARTICLE XII

AMENDMENTS

Amendment of these Articles may be proposed by any member, but an amendment shall take effect only upon the assent of 75 percent (75%) of the entire membership.

ARTICLE XIII

FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, dedication of Easement and/or Restricted Areas, dissolution and amendment of these Articles.

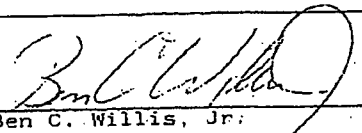
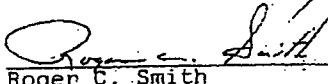
ARTICLE XIV

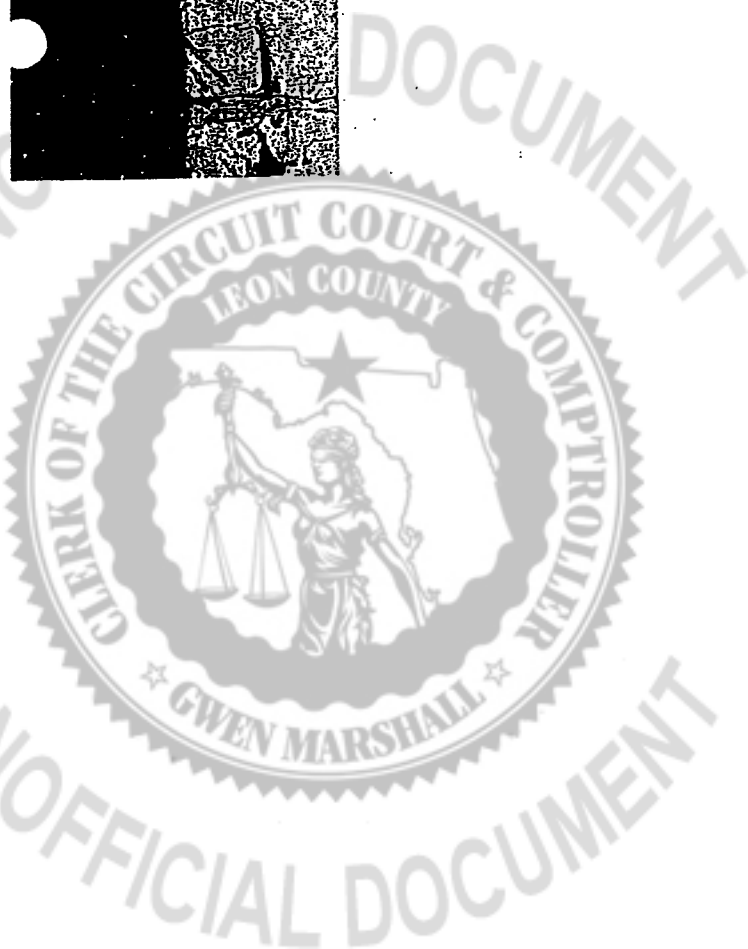
SUBSCRIBERS

The names and residences of the subscribers of these Articles of Incorporation are as follows:

Ben C. Willis, Jr.	2416 Winthrop Road Tallahassee, Florida
Roger C. Smith	573 Timberlane Road Tallahassee, Florida

IN WITNESS WHEREOF, the undersigned subscribers have hereunto set their hands and seals this 23rd day of August, 1982.


Ben C. Willis, Jr.

Roger C. Smith



STATE OF FLORIDA

COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared BEN C. WILLIS, JR. and ROGER C. SMITH, to me known to be the persons described in and who executed the foregoing Articles of Incorporation, and acknowledged before me that they executed the same for the uses and purposes therein expressed.

MY hand and official seal in the State and County named LEON this 23rd day of August, 1982.

Patricia L. Williams
Notary Public

My Commission Expires:

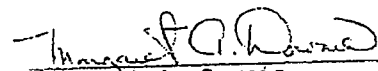
Notary Public, State of Florida

My Commission Expires Feb. 18, 1984Printed this day and Notary Seal

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING
AGENT UPON WHOM PROCESS MAY BE SERVED

That Lake Kinsail Homeowners' Association, Inc. is a non-profit corporation desiring to organize under the laws of the State of Florida, with its principal office located at 440 North Monroe Street, Tallahassee, Florida 32301, as indicated in the Articles of Incorporation, has named Margaret A. Downie, located at 227 South Calhoun Street, Tallahassee, Florida 32301, as its Resident Agent to accept service of process within this State.

Having been named to accept service of process for the above-stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.


Margaret A. Downie
Resident Agent



CERTIFICATE OF AMENDMENT
TO
ARTICLES OF INCORPORATION

FILED
27 SEP 15 1983
SECRET

LAKE KINSAIL HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, under its corporate seal and the hands of its President, hereby certifies that pursuant to the provisions of Section 608.18 of the Florida General Corporation Law, the undersigned corporation adopts the following Articles of Amendment to its Certificate of Incorporation:

I.

The Board of Directors of said corporation, at a meeting held on December 15, 1983, adopted the following Resolution:

"BE IT RESOLVED by the Board of Directors of LAKE KINSAIL HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, that the said Board deems it advisable that Articles I and IV of the Articles of Incorporation be amended, changed and altered so as to read, in full, as follows:

ARTICLE I.
NAME

The name of this corporation shall be KINSAIL UNIT ONE ASSOCIATION, INC.

ARTICLE IV
PURPOSE AND POWERS OF THE ASSOCIATION

Exhibit "A", showing residential lots, easements, and/or restricted areas, is substituted, attached hereto and made a part hereof. Schedule A and Schedule B are deleted and any references to such schedules are null, void and of no further effect.

BE IT FURTHER RESOLVED that at a special meeting of the membership of record entitled to vote for the consideration of said amendments to the Certificate of Incorporation was held in the offices of Killlearn Realty, Inc. (Kinsail Branch), 2780 Kinsail Drive, Tallahassee, Florida, on the 15th day of December, 1983 at the hour of 5:30 p.m.

II.

The meeting of the members of the corporation called by the Board of Directors, as aforesaid, was held on December 15, 1983; at said meeting of the stockholders the said amendments of the Certificate of Amendment was duly adopted by unanimous vote of all members.



UNOFFICIAL DOCUMENT

IN WITNESS WHEREOF, said corporation has caused this Certificate to be signed in its name by its President this 13th day of September

Signed, seen
in the presence of
Charles M. Hagan
Ben C. Willis, Jr.

LAKE KINSAIL HOMEOWNERS' ASSOCIATION, INC.
BY: Ben C. Willis, Jr.
Its President
ATTEST: Charles M. Hagan
Its Secretary

STATE OF FLORIDA,
COUNTY OF LEON:

I, Charles M. Hagan, a Notary Public, do hereby certify that on this 13th day of September, 1984, personally appeared before me, Ben C. Willis, Jr., who being by me first duly sworn, declared that he is the person who signed the foregoing document as President of the Lake Kinsail Homeowners' Association, Inc. and that the statements therein contained are true.

(SEAL)

Charles M. Hagan
NOTARY PUBLIC
My Commission Expires:
History Code, State of Florida
My Commission Expires Jan. 29, 1987

STATE OF FLORIDA,
COUNTY OF LEON:

I, Charles M. Hagan, a Notary Public, do hereby certify that on this 13th day of September, 1984, personally appeared before me, Ben C. Willis, Jr., who being by me first duly sworn, declared that he is the person who signed the foregoing document as Secretary of the Lake Kinsail Homeowners' Association, Inc. and that the statements therein contained are true.

(SEAL)

Charles M. Hagan
NOTARY PUBLIC
My Commission Expires:
History Code, State of Florida
My Commission Expires Jan. 29, 1987



parcel id	location	owner1	owner2	legal1	legal2
143410 F0150:	2681 NANTUCKET LN	BERNECKER RUTHIE ROWAN		KINSAIL	LOT 15 &.03 A BLOCK F
143410 F0170:	2687 NANTUCKET LN	CRONIN BRIAN	CRONIN SONYA	KINSAIL	LOT 17 &.03 A BLOCK F
143410 F0310:	2648 NANTUCKET LN	JOHNSON JANE M	JOHNSON DEANA B	KINSAIL	LOT 31 BLOCK F
143410 F0340:	2636 NANTUCKET LN	NANTUCKET LANE LLC		KINSAIL	LOT 34 BLOCK F
143410 F0420:	2600 NANTUCKET LN	CHASE VIRGINIA R		KINSAIL	AKA VILLAGES OF KILLEARN
143410 F0010:	2601 NANTUCKET LN	HARVEY LILLIAN M		KINSAIL	LOT 1 BLOCK F
143410 F0020:	2605 NANTUCKET LN	MANAUSA ROBERT	MANAUSA NICOLE D	KINSAIL	LOT 2 BLOCK F
143410 F0100:	2661 NANTUCKET LN	BONASKI GEORGE J	BONASKI YOUNG IHL	KINSAIL	LOT 10 BLOCK F
143410 F0110:	2665 NANTUCKET LN	EALUM JOHN DANIEL		KINSAIL	LOT 11 BLOCK F
143410 F0270:	2664 NANTUCKET LN	WEINGARDEN LAUREN S		KINSAIL	LOT 27 BLOCK F
143410 F0300:	2652 NANTUCKET LN	SHEFFIELD FRANCES		KINSAIL	LOT 30 BLOCK F
143410 F0030:	2609 NANTUCKET LN	MACDONALD SHEILA F		KINSAIL	LOT 3 BLOCK F
143410 F0050:	2617 NANTUCKET LN	ZURKO GRANT C		KINSAIL	LOT 5 UNIT A BLOCK F
143410 F0060:	2621 NANTUCKET LN	BOND MONTE B JR		KINSAIL	LOT 6 BLOCK F
143410 F0080:	2651 NANTUCKET LN	CARPENTER VICKI LYNN		KINSAIL	LOT 8 BLOCK F
143410 F0200:	2701 NANTUCKET LN	GLEATON CHARLES P	GLEATON AMY Z	KINSAIL	LOT 20 &.017 A BLOCK F
143410 F0220:	2704 NANTUCKET LN	WOOTEN CHARLES L	WOOTEN SHARON M	KINSAIL AKA VILLAGES OF KILLEARN	LOT 22 & 19.46' BLOCK F
143410 F0260:	2668 NANTUCKET LN	LUDLAM KYLE		KINSAIL	LOT 26 BLOCK F
143410 F0320:	2644 NANTUCKET LN	CASTO CAROLYN L		KINSAIL	LOT 32 BLOCK F
143410 F0380:	2620 NANTUCKET LN	BOWEN GORDON P	BOWEN AMANDA J	KINSAIL	LOT 38 BLOCK F
143410 F0410:	2608 NANTUCKET LN	CONRAD BERNICE B		KINSAIL	LOT 41 BLOCK F
143410 F0330:	2640 NANTUCKET LN	HOWELL SYDNEY C		KINSAIL	LOT 33 BLOCK F
143410 F0140:	2673 NANTUCKET LN	GREENE LISA S		KINSAIL AKA VILLAGES OF KILLEARN	LOT 14 &.04 A BLOCK F
143410 F0160:	2683 NANTUCKET LN	BRAND NANCY M		KINSAIL	LOT 16 & 20' BLOCK F
143410 F0360:	2628 NANTUCKET LN	MANNS MARY J LIFE ESTATE		KINSAIL	LOT 36 BLOCK F
143410 F0370:	2624 NANTUCKET LN	SODDERS MICHAEL ANDREW		KINSAIL	LOT 37 BLOCK F
143410 F0210:	2708 NANTUCKET LN	HOWELL KEITH C	HOWELL KIMBERLY M	KINSAIL	LOT 21 &.026 A ADJ BLOCK F
143410 F0230:	2700 NANTUCKET LN	HENDERSON MARYLETA C		VILLAGES OF KILLEARN	LOT 23 &.02 A BLOCK F
143410 F0250:	2672 NANTUCKET LN	AKVAN SHAHROKH	AKVAN SALMA K	KINSAIL	LOT 25 BLOCK F
143410 F0280:	2660 NANTUCKET LN	ARD JOHN W	ARD CHRISTINA S	KINSAIL	LOT 28 BLOCK F
143410 F0350:	2632 NANTUCKET LN	GIERING HELEN S		KINSAIL	LOT 35 BLOCK F
143410 F0390:	2616 NANTUCKET LN	THE YOUNG TRUST		KINSAIL	LOT 39 BLOCK F
143410 F0040:	2613 NANTUCKET LN	PETROVICH PAULA		KINSAIL	LOT 4 BLOCK F
143410 F0090:	2655 NANTUCKET LN	COULTER EDITH E		KINSAIL	LOT 9 BLOCK F
143410 F0180:	2691 NANTUCKET LN	BELITZKY JOE		KINSAIL	LOT 18 BLOCK F
143410 F0240:	2696 NANTUCKET LN	BUTLER KATHLEEN		KINSAIL	LOT 24 BLOCK F & ADJOIN .02 AC
143410 F0290:	2656 NANTUCKET LN	PASTULA CHRISTOPHER L		KINSAIL	LOT 29 BLOCK F
143410 F0400:	2612 NANTUCKET LN	ZENZ GARY J		KINSAIL	LOT 40 BLOCK F
143410 F0190:	2697 NANTUCKET LN	MARSHMAN RUSS	MARSHMAN KATE	KINSAIL	Lot 19 BLOCK F

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

August 16, 2017

Kristin A. Gardner, Esq.
2065 Thomasville Rd. Suite 102
Tallahassee, Florida 32308

Re: Kinsail Unit One Association, Inc.; Approved; Determination Number 17070

Dear Ms. Gardner:

The Department has completed its review of the proposed revived declaration of covenants and other governing documents for Kinsail Unit One Association, Inc., and has determined that the documents, revitalizing the covenants and restrictions comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the revitalization of the homeowners' documents and covenants is approved.

This revitalization will not be considered effective until the requirements delineated in sections 720.407(1)-(3), of the Florida Statutes, have been completed.

Section 720.407(4), Florida Statutes, requires that a complete copy of all the approved, recorded documents be mailed or hand delivered to the owner of each affected parcel. The revitalized declaration and other governing documents will be effective upon recordation in the public records.

If you have any questions concerning this matter, please contact the Department of Economic Opportunity, Office of the General Counsel, at (850) 245-7150.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Dennis", is written over the typed name and title.

Julie Dennis, Director
Division of Community Development

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.



Kristin A. Gardner, Esq.
August 21, 2017
Page 2 of 2

NOTICE OF ADMINISTRATIVE RIGHTS

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS DETERMINATION HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

PURSUANT TO SECTION 120.573, FLORIDA STATUTES, AND CHAPTER 28, PART IV, FLORIDA ADMINISTRATIVE CODE, MEDIATION IS NOT AVAILABLE TO SETTLE ADMINISTRATIVE DISPUTES.

ANY PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK
DEPARTMENT OF ECONOMIC OPPORTUNITY
OFFICE OF THE GENERAL COUNSEL
107 EAST MADISON ST., MSC 110
TALLAHASSEE, FLORIDA 32399-4128
FAX 850-921-3230
AGENCY.CLERK@DEO.MYFLORIDA.COM

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION.

