

**EXHIBIT "A"****Legal Description of the Property**

THE WEST HALF OF GOVERNMENT LOT 2, ALL OF GOVERNMENT LOTS 3 AND 6 AND THE WEST HALF OF GOVERNMENT LOT 7 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

Less and except the following:

A PORTION OF GOVERNMENT LOTS 2, AND 7, SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3, SECTION 3; THENCE NORTH  $89^{\circ} 01' 15''$  EAST ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1,501.32 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WOODLAWN ROAD PER DEED TO ST. JOHNS COUNTY RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN OFFICIAL RECORDS 22, PAGE 578; THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID SOUTHERLY RIGHT OF WAY LINE: COURSE NO. 1, IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE NORTHERLY, AND HAVING A RADIUS OF 317.94 FEET, AN ARC DISTANCE OF 139.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $78^{\circ} 26' 03''$  EAST, 138.12 FEET; COURSE NO. 2, NORTH  $89^{\circ} 01' 15''$  EAST, 318.73 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST  $\frac{1}{2}$  OF GOVERNMENT LOT 2 AS FOUND MONUMENTED; THENCE SOUTH  $04^{\circ} 26' 28''$  EAST ALONG LAST MENTIONED EAST LINE, 351.14 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE NORTH  $88^{\circ} 33' 28''$  WEST, 9.95 FEET; THENCE SOUTH  $01^{\circ} 26' 32''$  WEST, 800.00 FEET; THENCE SOUTH  $88^{\circ} 33' 28''$  EAST, 29.00 FEET; THENCE SOUTH  $01^{\circ} 26' 32''$  WEST, 500.00 FEET; THENCE SOUTH  $88^{\circ} 33' 28''$  EAST, 26.00 FEET; THENCE SOUTH  $01^{\circ} 26' 32''$  WEST, 336.65 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,992.79 FEET, AN ARC DISTANCE OF 472.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $03^{\circ} 04' 50''$  EAST, 471.99 FEET; THENCE SOUTH  $88^{\circ} 48' 29''$  WEST, A DISTANCE OF 28.92 FEET TO THE NORTHEAST CORNER OF SECTION 37, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE SOUTH  $15^{\circ} 35' 09''$  EAST ALONG THE LINE DIVIDING SAID SECTION 3 AND 37, A DISTANCE OF 146.74 FEET; THENCE NORTH  $88^{\circ} 52' 38''$  EAST ALONG THE SOUTH LINE OF PREVIOUSLY MENTIONED GOVERNMENT LOT 7, SECTION 3, A DISTANCE OF 65.69 FEET TO A POINT ON THE EAST LINE OF THE WEST  $\frac{1}{2}$  OF GOVERNMENT LOT 7, AS

FOUND MONUMENTED; THENCE NORTH  $01^{\circ} 36' 33''$  WEST ALONG LAST MENTIONED EAST LINE, A DISTANCE OF 1,398.37 FEET TO THE NORTHEAST CORNER OF SAID WEST  $\frac{1}{2}$  OF GOVERNMENT LOT 7 AS FOUND MONUMENTED; THENCE NORTH  $04^{\circ} 26' 28''$  WEST ALONG PREVIOUSLY MENTIONED EAST LINE OF WEST  $\frac{1}{2}$  OF GOVERNMENT LOT 2 AS FOUND MONUMENTED, A DISTANCE OF 853.97 FEET TO THE POINT OF BEGINNING.

COPY

**EXHIBIT "B"**

**Articles of Incorporation**

COPY

**Electronic Articles of Incorporation  
For**

N14000005781  
FILED  
June 18, 2014  
Sec. Of State  
adunlap

COQUINA RIDGE HOMEOWNERS' ASSOCIATION, INC.

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

**Article I**

The name of the corporation is:

COQUINA RIDGE HOMEOWNERS' ASSOCIATION, INC.

**Article II**

The principal place of business address:

77 ALMERIA STREET  
ST. AUGUSTINE, FL. 32084

The mailing address of the corporation is:

77 ALMERIA STREET  
ST. AUGUSTINE, FL. 32084

**Article III**

The specific purpose for which this corporation is organized is:

TO FACILITATE AND PROMOTE THE CONCERNS AND INTEREST OF  
OWNERS OF LOTS WITHIN THE COQUINA RIDGE SUBDIVISION.

**Article IV**

The manner in which directors are elected or appointed is:

AS PROVIDED FOR IN THE BYLAWS.

**Article V**

The name and Florida street address of the registered agent is:

DAVID R REPASS  
501 RIVERSIDE AVENUE  
901  
JACKSONVILLE, FL. 32202

I certify that I am familiar with and accept the responsibilities of  
registered agent.

Registered Agent Signature: DAVID R. REPASS

N14000005781  
FILED  
June 18, 2014  
Sec. Of State  
adunlap

## Article VI

The name and address of the incorporator is:

DAVID R. REPASS  
501 RIVERSIDE AVENUE  
901  
JACKSONVILLE, FL 32202

Electronic Signature of Incorporator: DAVID R. REPASS

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

## Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P  
MIKE CARLO  
77 ALMERIA STREET  
ST. AUGUSTINE, FL. 32084

Title: VP  
JESSE KILLEBREW  
77 ALMERIA STREET  
ST. AUGUSTINE, FL. 32084

Title: S  
ROBERT L SMITH  
9995 GATE PARKWAY N., SUITE 330  
JACKSONVILLE, FL. 32246

COPY

**EXHIBIT "C"**

Bylaws

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