

((H00000047748 9))

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 SEP 11 AM 10:05

**ARTICLES OF INCORPORATION
OF
JULIAN COVE OWNERS ASSOCIATION, INC.**

A Corporation Not for Profit

The undersigned resident of the State of Florida, for the purpose of forming a corporation not for profit under Chapter 617 of the laws of the State of Florida, hereby certifies:

ARTICLE I

Name

The name of this corporation is Julian Cove Owners Association, Inc., called the "Association" in these Articles.

ARTICLE II

Office and Registered Agent

The Association's principal office is located at 1660 Prudential Drive, Suite 203, Jacksonville, Duval County, Florida, 32207. Bert C. Simon, who maintains a business office at 1660 Prudential Drive, Suite 203, Jacksonville, Florida 32207 is hereby appointed the initial registered agent of the Association. Both the Association's registered office and registered agent may be changed from time to time as provided by Law.

ARTICLE III

Purpose and Powers of The Association

The Association does not contemplate pecuniary gain or profit to its members. It is formed to provide an entity to perform the responsibilities of the "Association", as set forth in the Declaration of Covenants and Restrictions for Julian Cove, as amended from time to time (the "Declaration") recorded at Official Records Book 8778, page 1943, Public Records of Duval County, Florida. Without limitation, the Association is empowered to:

(a) **Declaration Powers.** Exercise all rights, powers, and privileges, and perform all duties of the Association from time to time set forth in the Declaration.

(b) **Enforcement.** Enforce all of the provisions of the Declaration pertaining to the Association in its own name, and to levy fines against Owners for violations of the Governing Documents in accordance with Section 617.305, Florida Statutes, and to suspend the voting rights of Owners for non-payment of regular annual assessments that are more than ninety (90) days delinquent.

((H00000047748 9))

((H00000047748 9))

(c) Property. Own, hold, improve, operate, maintain, sell, lease, transfer, and otherwise dispose of property of any nature whatsoever, real, personal, or mixed, tangible or intangible, in connection with this Association's affairs.

(d) Assessments. To adopt budgets and levy, collect, and enforce by any lawful procedure all charges or assessments established by, or pursuant to, the Declaration.

(e) Costs. Pay all costs, expenses, and obligations incurred in connection with the Association's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against the Association's property.

(f) Maintenance. To maintain, manage, repair, replace and operate all the Common Areas and the Common Maintenance Areas, and to perform the other maintenance responsibilities of the Association set forth in the Declaration, including the maintenance of the Surfacewater Management System and all associated facilities.

(g) Reconstruction. Reconstruct improvements after casualty and construct further improvements to the Common Areas.

(h) Borrowings. To borrow money and, with the approval of all of its members as required by the Declaration, mortgage, pledge, hypothecate, assign, grant security interests in, or otherwise transfer any or all of its property as security for money borrowed, debts incurred, or any of its other obligations.

(i) Regulations. From time to time adopt, amend, rescind, and enforce reasonable rules and regulations consistent with the rights and duties established by the Declaration.

(j) Contract. Contract with others for the performance of the Association's management and maintenance responsibilities under the Declaration and for the furnishing of services or materials for the benefit of the Property consistent with the provisions of the Declaration.

(k) General. Have and exercise all rights, powers, and privileges that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration, or these Articles, or reasonably necessary, convenient, or desirable to exercise any right, power, or privilege so granted.

ARTICLE IV

Membership

Every Person who from time to time holds the record fee simple title, or any undivided fee simple interest of record, to any Lot is a member of this Association, including contract sellers, but

((H00000047748 9)))

excluding all Persons who hold any interest in any Lot merely as security for the performance of an obligation, and excluding Persons owning only rights-of-way, easements, or locations for utility facilities. An Owner of more than one Lot is entitled to one membership for each Lot owned. The Declarant is a member of the Association for each Lot owned. Each membership is appurtenant to a Lot and is transferred automatically by conveyance of title to that Lot whereupon the membership of the previous Owner automatically terminates. Membership may not be transferred or encumbered except by transfer of record title to a Lot.

ARTICLE V

Voting Rights

Section 1. Classification. This Association has two classes of voting membership:

CLASS A. So long as there is Class B membership, Class A members are all Owners, except Declarant. Class A members are entitled to one vote for each Lot owned. Upon termination of Class B membership, Class A members will be all Owners, including Declarant so long as Declarant is an Owner.

CLASS B. The Class B member is Declarant, who is entitled to three (3) votes for each Lot owned. The Class B membership will cease and convert automatically to Class A membership on the first to occur of the following events: (i) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or (ii) ten (10) years from the recording date of the Declaration; or (iii) at the election of Declarant by notice to the Association. Upon the conversion of Class B membership, all provisions of the Declaration, these Articles, and the By-Laws referring to classes of membership will be of no further force and effect.

Upon any of the above events occurring, the Class A members shall be obligated to elect the Board of Directors and assume control of the Association. Provided, however, the Class B membership shall be automatically reinstated at any time before the expiration of 10 years from the recording date of the Declaration if additional Lots owned by the Class B member are annexed into the Association as permitted by the Declaration in sufficient numbers to restore a ratio of at least one Class B Lot to three (3) Class A Lots in the overall area subject to the Declaration.

Section 2. Co-Ownership. If more than one Person owns a record fee simple interest in any Lot, all such Persons are members, although there is only one vote for such Lot and no fractional votes are permitted. The vote may be exercised as the Owners determine among themselves, but no split vote is permitted. Before any meeting at which a vote is to be taken, each co-owner must file the name of the authorized voting co-owner with the Secretary of the Association to be entitled to vote at such meeting, unless such co-owners have filed a general voting authority with the Secretary applicable to all votes until rescinded. Notwithstanding the foregoing, if title to any Lot is held by husband and wife, either co-owner is entitled to cast the vote for such Lot unless the Association is notified otherwise in writing.

(((H00000047748 9)))

ARTICLE VI

Board of Directors

Section 1. Number and Term. The Association's affairs are managed by a Board of Directors initially composed of three Directors, who need not be Association members. The number of Directors may be changed from time to time upon the unanimous vote of the Owners. The term of office for all Directors is one year, and any Director may succeed himself in office.

Section 2. Election. All Directors are elected by written ballot at the annual meeting. Each member entitled to vote may cast as many votes for each vacancy as such member has under the provisions of Article V of these Articles and the persons receiving the largest number of votes are elected. Cumulative voting is not permitted.

Section 3. Initial Directors. The names and addresses of the persons who will serve as Directors until their successors have been duly elected and qualify, unless they sooner die, resign, are removed, or are incapacitated or otherwise unable to serve, are:

<u>Name</u>	<u>Address</u>
Bert C. Simon	1660 Prudential Drive, Suite 203 Jacksonville, FL 32207
Joyce M. Simon	1660 Prudential Drive, Suite 203 Jacksonville, FL 32207
Nancy E. Mangus	1660 Prudential Drive, Suite 203 Jacksonville, FL 32207

ARTICLE VII

Officers

The affairs of the Association shall be administered by the officers designated by the By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the Association, and they shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

((H00000047748 9)))

Names and Addresses

Office

Bert C. Simon
1660 Prudential Drive
Suite 203
Jacksonville, FL 32207

President

Joyce M. Simon
1660 Prudential Drive
Suite 203
Jacksonville, FL 32207

Secretary/Treasurer

ARTICLE VIII

Duration

This Association exists perpetually.

ARTICLE IX

By-Laws

The Association's By-Laws initially will be adopted by the Board of Directors. The Declarant shall have the right without the joinder or consent of any Owner, the Association, the holder of any mortgage, lien or other encumbrance affecting the Property, or any other Person to amend the By-Laws: (i) to comply with any requirements of a governmental agency, institutional First Mortgagee, or other Person (including the Federal National Mortgage Association, Veterans Administration, or the Federal Housing Authority) willing to make, insure, guaranty, or purchase mortgage loans secured by a Lot; (ii) to cure any ambiguity or error or any inconsistency between the By-Laws and the other Governing Documents; or (iii) to comply with requirements of any law, ordinance, rule or regulation of any governmental authority. The By-Laws may also be amended or rescinded by a two-thirds (2/3) vote of a quorum of both classes of members present at any regular or special meeting duly called and convened, provided that, for so long as Declarant owns and holds any Lot for sale in the ordinary course of business, all amendments must be approved by Declarant in writing, and provided further, if the Federal Housing Authority or the Veterans Administration has guaranteed or insured any mortgage loans for Lots within the Property, then the FHA/VA has the right to veto any amendments of the By-Laws for so long as there is a Class B membership.

ARTICLE X

Amendments

Section 1. Regulatory Compliance. The Declarant shall have the right without the joinder or consent of any Owner, the Association, the holder of any mortgage, lien or other encumbrance affecting the property, or any other Person to amend these Articles: (i) to comply with any requirements of a governmental agency, institutional First Mortgagee, or other Person (including

((H00000047748 9))

the Federal National Mortgage Association, Veterans Administration, or the Federal Housing Authority) willing to make, insure, guaranty, or purchase mortgage loans secured by a Lot; (ii) to cure any ambiguity or error any inconsistency between these provisions and the other Governing Documents; or (iii) to comply with requirements of any law, ordinance, rule or regulation of any governmental authority.

Section 2. Other Amendments. Other amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, except that each such amendment must have the approval of two-thirds (2/3) of each class of members, and the written approval of Declarant for so long as Declarant owns and holds any Lot for sale in the ordinary course of business, and for so long as there is a Class B membership the approval of the Federal Housing Authority or Veterans Administration, provided that either organization has insured or guaranteed mortgage loans for Lots within the Property.

ARTICLE XI

Other Approvals

As provided in the Declaration, the approval of the Declarant is required for the merger, consolidation, or dissolution of this Association. For so long as there is a Class B membership the approval of the Federal Housing Authority or Veterans Administration is required for annexation of additional properties, mergers, consolidations or dissolutions of the Association (but only if such annexation is not specifically provided for in the Declaration), or mortgaging or dedication of the Common Areas, provided that either organization has insured or guaranteed mortgage loans for Lots within the Property.

ARTICLE XII

Voting Requirements

Section 1. Percentage Requirements. Unless any provision of these Articles, the Declaration or the By-Laws expressly requires the approval of both classes of the membership or of the Declarant or any other Person, the majority vote of those members present and voting at a duly called and convened meeting shall constitute the act of the membership. If any provision of these Articles, the Declaration, or the By-Laws expressly requires the approval of both classes of membership, and in the absence of an express provision requiring a specified percentage of the total votes eligible to be cast by either or both classes of membership, the majority vote of those members of each class present and voting at a meeting duly called and convened is sufficient to constitute the act of that class.

Section 2. Two-Thirds of Class. Any of the following constitute extraordinary actions that must be approved by two-thirds (2/3) of each class of members and by Declarant for so long as Declarant is a member of the Association: (i) any mortgaging or conveyance of this Association's property; (ii) any merger or consolidation of this Association; (iii) any dissolution of this Association; (iv) amendment of these Articles of Incorporation.

((H00000047748 9))

Section 3. Two-Thirds of Those Present. Any of the following constitute extraordinary actions that require the approval of two-thirds (2/3) of the Class A members present in person or by proxy at a duly called meeting of the Association and of Declarant for so long as Declarant is a member of the Association: (i) any special assessment as provided in Article 6.3 of the Declaration; and (ii) any extension of the Declaration to additional lands except as specifically set forth in the Declaration; and (iii) the purchase of additional lands to be owned by the Association for the benefit of Owners.

Section 4. Notice, Proxies, and Quorum Requirements. Written notice of all meetings of the membership must be given to all Owners not less than 15 days nor more than 45 days in advance of such meeting. The presence of members or proxies entitled to cast at least thirty percent (30%) of the votes of each class, if such action must be approved by both classes, or of the Class A members, if such action must be approved only by class A members, shall constitute a quorum. If the required quorum is not forthcoming, the members present shall have the power to adjourn the meeting, from time to time without notice other than announcement at the meeting, until the required quorum shall be present or represented. Proxies must be registered with the Secretary of the Association prior to members meetings. No Owner may hold more than five (5) proxies.

Section 5. Written Action. Any action that may be taken at any membership meeting, including any Extraordinary Action enumerated in this Article, may be taken in the absence of a quorum, or without a meeting, without prior notice, and without a vote if: (i) written consent, setting forth the action so taken, is signed by those Owners entitled to exercise not less than the minimum number of votes necessary to authorize or take such action at a meeting; and (ii) within 10 days after obtaining such written consent, notice thereof is given to those members who have not so consented in writing.

Section 6. Certificate. An instrument signed by any executive officer of this Association, and attested by the Association's Secretary under the Association's seal, is conclusive that any required approval has been obtained in the manner provided in these Articles as to Persons without actual knowledge to the contrary.

ARTICLE XIII

Interpretation

Reference is made to the terms and provisions of the Declaration where necessary to interpret, construe, and clarify the provisions of these Articles. All terms defined in the Declaration have the same meaning where used in these Articles, and the rules of interpretation set forth in the Declaration apply to the interpretation, construction, application, and enforcement of these Articles. By subscribing and filing these Articles, the incorporator intends his provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, applied, and enforced with those of the Declaration to avoid inconsistencies or conflicting results.

((H00000047748 9)))

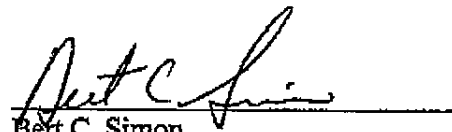
ARTICLE XIV

Incorporator

The name and address of the incorporator of this corporation is:

Bert C. Simon 1660 Prudential Drive, Suite 203
Jacksonville, FL 32207

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, being the incorporator of this Association, has executed these Articles of Incorporation this 11th day of September, 2000.


Bert C. Simon
Incorporator

((H00000047748 9)))

(((H00000047748 9)))

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA
AND NAMING THE REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

Julian Cove Owners Association, Inc., desiring to organize under the laws of the State of Florida as a corporation not for profit has named Bert C. Simon, whose maintains an office at 1660 Prudential Drive, Suite 203, Jacksonville, Florida 32207 as its registered agent to accept service of process within this state, all in accordance with Section 607.034, Florida Statutes.

DATED this 11th day of September, 2000.

By: 

Bert C. Simon, Incorporator

ACCEPTANCE

Having been named to accept service of process for the foregoing corporation, at the place designated in this certificate, and being familiar with the obligations of such position, I hereby agree to act in such capacity and agree to comply with the provisions of the laws of the State of Florida relative to maintaining such registered office.

DATED this 11th day of September, 2000.


Bert C. Simon

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 SEP 11 AM 10:05

(((H00000047748 9)))