

No 1000000761

Requester's Name

HOLMES & PICKENS, P.A.  
ATTORNEYS AT LAW  
222 NORTH THIRD STREET  
PALATKA, FLORIDA 32177-3710

FILED  
01 JAN 31 AM 9:07  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Office Use Only

**CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):**

1. \_\_\_\_\_  
(Corporation Name) (Document #)

2. \_\_\_\_\_  
(Corporation Name) (Document #) 400003617104--5  
-01731701--01022--022  
\*\*\*\*\*79.75 \*\*\*\*\*78.75

3. \_\_\_\_\_  
(Corporation Name) (Document #)

4. \_\_\_\_\_  
(Corporation Name) (Document #)

- Walk in
- Pick up time
- Certified Copy
- Mail out
- Will wait
- Photocopy
- Certificate of Status

**NEW FILINGS**

- Profit
- Not for Profit
- Limited Liability
- Domestication
- Other

**AMENDMENTS**

- Amendment
- Resignation of R.A., Officer/Director
- Change of Registered Agent
- Dissolution/Withdrawal
- Merger

**OTHER FILINGS**

- Annual Report
- Fictitious Name

**REGISTRATION/QUALIFICATION**

- Foreign
- Limited Partnership
- Reinstatement
- Trademark
- Other

Examiner's Initials

Handwritten initials and date 2-2-01

**ARTICLES OF INCORPORATION  
OF  
THE GLEN EAGLE PARK HOMEOWNERS ASSOCIATION, INC.  
a non-profit corporation**

**FILED**  
01 JAN 31 AM 9:07  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**STATE OF FLORIDA  
COUNTY OF PUTNAM**

**KNOW ALL MEN BY THESE PRESENTS:**

We, the undersigned, hereby apply for the purpose of becoming a non-profit corporation under the laws of the State of Florida, by and under the provisions of Florida Statutes §617 et seq. of the State of Florida, providing for the formation, liability, rights, privileges, duties and immunities of a corporation not for profit, under and pursuant to these ARTICLES OF INCORPORATION.

**ARTICLE I**

**NAME OF CORPORATION:** The name of this corporation shall be THE GLEN EAGLE PARK HOMEOWNERS OWNERS ASSOCIATION, INC., a non-profit corporation.

**ARTICLE II**

**PURPOSES:** The purposes of the corporation shall be as follows, to-wit:

- A. To regulate the use, and provide for the quiet enjoyment of, the various easements and common areas located within Glen Eagle Park.
- B. To provide for the quiet enjoyment of all properties located within Glen Eagle Park and to enforce the terms, conditions, covenants and restrictions as contained in those certain

---

Protective Covenants for Glen Eagle Park.

C. To establish other covenants, restrictions and guidelines as may be agreed upon by the members;

D. To establish and collect assessments from lot owners for the purpose of operating, maintaining, repairing, improving and administering said property and to collect and enforce liens for such assessments, by suit, if necessary;

E. To engage in such other business and duties as are necessary to carry out the purpose of the corporation.

### **ARTICLE III**

POWERS: This corporation shall have all of the powers reserved for, and granted to, corporations not for profit by the laws of the State of Florida.

### **ARTICLE IV**

DURATION: This corporation shall have perpetual existence commencing on the date of this filing of these Articles of Incorporation with the Department of State.

### **ARTICLE V**

MEMBERSHIP: Membership shall be open to all record owners and subsequent purchasers of properties within Glen Eagle Park. If the record owner designates in writing to the Secretary of this Association, the tenant shall be a member of this Association. However, the owner's membership privileges during the period of such tenancy shall abate and shall be

exercisable only by the tenant; when the tenancy ceases to exist, the owner of such dwelling unit shall so certify to the Secretary of this Association, and the Owner shall be entitled to all membership privileges unless a new tenant is in possession of the dwelling unit. When a corporation or partnership is an owner or tenant of a dwelling unit or lot, only the President of the Corporation or its designate or the Senior Partner shall be entitled to exercise membership privileges. The membership of any tenant or record owner shall automatically terminate when such person or entity is no longer entitled to immediate possession and enjoyment of a lot or dwelling unit in Glen Eagle Park.

Members shall be those persons entitled to membership who have paid yearly dues, plus any annual or special assessments voted by the membership. Such persons shall be termed "members in good standing". The affairs of the corporation shall be managed by the Board of Directors which shall initially consist of three (3) persons. The number of directors may either be increased or decreased from time to time by vote of the membership, provided, however, that there shall never be less than three (3) nor more than ten (10) directors. Directors shall be elected for one (1) year terms at the annual meeting or at such time following the annual meeting as can be agreed upon by the members if election at the annual meeting is not practicable or feasible.

#### **ARTICLE VI**

**OFFICERS:** The corporation shall have as officers a President, Vice President and Secretary/Treasurer. All officers shall be elected from the membership of this Association in accordance with the By-Laws. The duties of said officers shall be as more particularly set forth in the By-Laws.



until the first election of the Board of Directors in accordance with the By-Laws are as follows:

John Arthur Ginn, Jr.                      421 St. Johns Avenue  
Palatka, FL 32177

Lou Cone Ginn                                421 St. Johns Avenue  
Palatka, FL 32177

John Arthur Ginn, III                      421 St. Johns Avenue  
Palatka, FL 32177

**ARTICLE X**

**ACTION BY CORPORATION, INCLUDING AMENDMENTS TO ARTICLES OF INCORPORATION AND BY-LAWS, AND QUORUM:** Any action by the corporation shall require a vote of greater than seventy-five percent (75%) of the members in good standing present at any annual or specially called meeting. Any action taken at a meeting other than the annual meeting of the members shall require at least twenty (20) days written notice by certified mail to each of the members in good standing as of the date of the mailing of said notice. Meetings shall be held at some location within the Glen Eagle Park unless an alternate site is agreed to by the same majority required to take any action. A quorum of fifty percent (50%) of the members in good standing plus one (1) must be present at any meeting where action is taken.

**ARTICLE XI**

**VOTING RIGHTS:** Each member of this corporation shall be entitled to one (1) vote for each lot owned within the Glen Eagle Park. In the event that ownership of any lot is

comprised of more than one person or entity, there shall neither be any fractional voting with respect to any lot nor more than one (1) vote per lot.

## **ARTICLE XII**

COMPENSATION OF MEMBERS: No dividends shall be paid and no part of the income of the corporation shall be distributed to its members, directors or officers pursuant to the requirements of Florida Statute §617.011 (1). However, the corporation may, in accordance with said statute, pay compensation in a reasonable amount to its members, directors and/or officers for services rendered by them and may confer benefits upon its members in conformity with its purposes.

## **ARTICLE XIII**

NO ISSUANCE OF STOCK: This corporation, being a non-profit corporation, shall not issue shares of stock. Membership may be evidenced by a certificate of membership which may be issued at the option of the members. Notwithstanding the right to issue a certificate of membership, the secretary of the corporation shall keep an active and up-to-date membership roll which will be updated on a regular basis. The membership roll shall be kept in the corporate book along with these Articles, the By-Laws, the corporate seal and the Minutes of Annual and Special Meetings. It shall not be the obligation of the Secretary to verify changes in ownership. Owners of lots within the Glen Eagle Park and members of The Glen Eagle Park Homeowners

Association, Inc. are vested with the responsibility of notifying any purchaser of the existence of the Restrictive Covenants referred to in Article II of these Articles of Incorporation and of their obligation to join the The Glen Eagle Park Homeowners Association, Inc., to pay dues and assessments and to abide by the terms and conditions of the Restrictive Covenants as well as the mandates of the membership of The Glen Eagle Park Homeowners Association, Inc.

#### ARTICLE XIV

CONSTRUCTION: Whenever the masculine, singular form of the pronoun is used in these Articles of Incorporation, it shall be construed to mean the masculine, feminine or neuter, singular or plural, wherever the context so requires.

Should any of the provisions herein imposed be void or become unenforceable at law or in equity, the remaining provisions of this instrument shall, nevertheless, be and remain in full force and effect.

If any irreconcilable conflict should exist, or hereafter arise, with respect to the interpretation of these Articles of Incorporation and any By-Laws subsequently adopted by the corporation, the provisions of these Articles of Incorporation shall prevail.

#### ARTICLE XV

REGISTERED OFFICE AND AGENT: The street and mailing address of the initial registered office of this corporation is: 421 St. Johns Avenue, Palatka, Florida 32177, and the



name of the initial registered agent of this corporation at that address is John Arthur Ginn, Jr.  
Also principal office address:

IN WITNESS WHEREOF, the undersigned Incorporators have executed these Articles  
of Incorporation on the 23 day of January, 2001.

John Arthur Ginn, Jr.  
John Arthur Ginn, Jr.

Lou Cone Ginn  
Lou Cone Ginn

John Arthur Ginn, III  
John Arthur Ginn, III

**STATE OF FLORIDA  
COUNTY OF PUTNAM**

**BEFORE ME**, a Notary Public authorized to take acknowledgments in the State and  
County set forth above, personally appeared John Arthur Ginn, Jr., Lou Cone Ginn and John  
Arthur Ginn, III, known to be and known by me to be the persons who executed the foregoing  
Articles of Incorporation, and they acknowledged before me that they executed those Articles of  
Incorporation.

**IN WITNESS WHEREOF**, I have set my hand and seal in the State and County  
above, this 23<sup>rd</sup> day of January, 2001.

Marlene T. Crabtree  
Notary Public  
My commission expires:


**ACCEPTANCE OF DUTIES AS REGISTERED AGENT**

I, the undersigned, having been named to accept service of process for the above corporation at the place indicated in the foregoing Articles of Incorporation, do hereby agree to act in said capacity, and agree to comply with the provisions of the Florida Statutes relative to keeping open said office.

John Arthur Ginn, Jr.  
John Arthur Ginn, Jr.

**SWORN TO AND SUBSCRIBED** before me this 23<sup>rd</sup> day of January, 2001 by John Arthur Ginn, Jr., who is to me personally known.

Mariene T. Crabtree  
Notary Public  
My commission expires:

 Mariene T Crabtree  
My Commission CC864577  
Expires August 30, 2003

**FILED**  
01 JAN 31 AM 9:07  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA