

0010000001771

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H06000199340 3)))



H060001993403ABC%

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 205-0380

From:

Account Name : PATTERSON, ANDERSON & FELDMAN, P.A.
Account Number : I20000000140
Phone : (904) 247-1770
Fax Number : (904) 394-5396

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

06 AUG -8 AM 9:46

FILED

COR AMND/RESTATE/CORRECT OR O/D RESIGN

MOUNT ROYAL AIRPARK PROPERTY OWNERS' ASSOCIATION, IN

RECEIVED

06 AUG -8 AM 8:00

DIVISION OF CORPORATIONS

Certificate of Status	1
Certified Copy	1
Page Count	10
Estimated Charge	\$52.50

Electronic Filing Menu

Corporate Filing Menu

Help

AUG 09 2006

Amen

H06000199340 3

**ARTICLES OF AMENDMENT
AND RESTATEMENT
TO
ARTICLES OF INCORPORATION
OF
MOUNT ROYAL AIRPARK PROPERTY OWNERS' ASSOCIATION, INC.
a Florida non profit corporation**

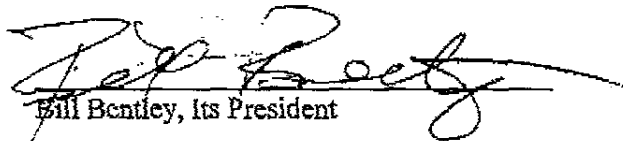
FILED
06 AUG -8 AM 9:46
SECRETARY OF STATE
TALLAHASSEE FLORIDA

Pursuant to the provisions of Section 617.1007, Florida Statutes, this Florida non profit corporation adopts the Amended and Restated Articles of Incorporation on the following page:

FIRST: The Articles of Incorporation are hereby amended and restated in their entirety as set forth on the following pages.

SECOND: The date of the amendment's adoption is July 29, 2006.

THIRD: The amendment was approved by the Members. The number of votes cast for the amendment was sufficient for approval.


Bill Bentley, Its President

H06000199340 3

H06000199340 3

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
MOUNT ROYAL AIRPARK PROPERTY OWNERS' ASSOCIATION, INC.
a Florida non profit corporation**

These Amended and Restated Articles of Incorporation of Mount Royal Airpark Property Owners' Association, Inc. amend, restate, replace and superseded in its entirety that certain Articles of Incorporation of Mount Royal Airpark Property Owners' Association, Inc. filed with the Secretary of State on March 9, 2001. Any and all capitalized terms used herein unless defined herein shall have the same meaning as is set forth in the Declaration (as hereafter defined).

ARTICLE I

NAME OF CORPORATION: The name of this corporation shall be MOUNT ROYAL AIRPARK PROPERTY 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 the subdivision;
- B. To provide for the quiet enjoyment of all properties located within Mount Royal Airpark and to enforce the terms and conditions of that certain Amended and Restated Declaration of Easements, Covenants, Conditions and Restrictions for Mount Royal Airpark, to be recorded contemporaneously herewith in the public records of Putnam County, Florida (the "Declaration");
- C. To establish other covenants, restrictions and guidelines as may be

H06000199340 3

agreed upon by the members;

D. To own, operate and manage properties conveyed to the Association and to engage in such activities as may be to the mutual benefit of the members and owners;

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. Said powers to include, but not be limited to, the following:

A. To elect and maintain a Board of Directors;

B. To make, levy and collect assessments from its members for purposes deemed appropriate by the Association;

C. To contract with others to maintain and protect the Mount Royal Airpark property;

D. To sue, and be sued, and to initiate legal action, on behalf of the Association when necessary to enforce or defend Association actions and decisions;

E. To make, establish and enforce reasonable rules and regulations governing the use of property owned by the Association;

F. To maintain, repair, replace and operate those portions of the property for which the subdivision is responsible;

G. To purchase insurance upon its common property and to construct, repair and reconstruct improvements located its properties.

H06000199340 3

ARTICLE IV

DURATION: This corporation shall have perpetual existence commencing on March 9, 2001.

ARTICLE V

MEMBERSHIP: Membership shall be mandatory of all record owners and subsequent purchasers of properties within the Mount Royal Airpark Subdivision as defined by all of those lots now or hereafter submitted to the terms, covenants, conditions and restrictions of the Declaration, including, without limitation, those lots set forth on the Plats of Mount Royal Airpark Phase One, Phase Two and Phase Three.

Members shall be the developer and those persons entitled to membership as set forth above who have paid yearly dues, plus any annual or special assessments voted by the membership and have met all other, further and additional requirements for membership as may be determined by the Association. Such persons shall be termed "members in good standing" and shall be eligible to participate in meetings and vote in accordance with the Association rules.

ARTICLE VI

OFFICERS: The corporation shall have as officers a President, Vice President, Secretary and Treasurer. The President shall preside over the annual meeting of the members as well as other meetings and will administer to the day-to-day operations and responsibilities of the association, including the collection of assessments and payment of ad valorem taxes and other fees, as directed by the Board of Directors. The President shall also be the association's designated recipient of all comments, suggestions and other correspondences from owners. The Vice-President

H06000199340 3

shall serve and perform the duties of President in the absence of the President and to engage in such other, further and additional conduct and duties as may be directed by the President or the Association. The Secretary shall keep accurate records of the activities of the corporation and the occurrences at scheduled meetings. The Treasurer will maintain accurate accounting records and books reflecting all receipts and expenditures of the Association, and will prepare and file the annual report.

ARTICLE VII

ELECTION OF OFFICERS AND DIRECTORS: The Officers will be elected on an annual basis by a majority vote of the members in good standing. The Officers of the corporation shall serve for terms as set forth in the Bylaws of the corporation to be adopted by the Board of Directors of the corporation contemporaneously herewith the filing of these Amended and Restated Articles (the "Bylaws").

ARTICLE VIII

OFFICERS: The current Officers of the corporation shall be as follows, to-wit:

President:	Bill Bentley 14221 Pine Island Drive Jacksonville, Florida 32224
Vice President:	David Houchin P.O. Box 75 Welaka, Florida 32193
Secretary:	C. Paul Wilcox P.O. Box 297 Welaka, Florida 32193

H06000199340 3

H06000199340 3

Treasurer:

**Morris Groover
P.O. Box 117
Welaka, Florida 32193**

ARTICLE IX

BOARD OF DIRECTORS: The Board of Directors shall consist of the President, the Vice-President, the Secretary and the Treasurer, as named above. The Board of Directors shall serve terms as is more particularly set forth in the Bylaws.

ARTICLE X

ACTION BY CORPORATION, INCLUDING AMENDMENTS TO ARTICLES OF INCORPORATION AND BY-LAWS, AND QUORUM: Any action by the corporation or any amendment to these Amended and Restated Articles shall require a vote of a majority of the Board of Directors at a duly called meeting at which notice of the proposed amendment(s) has been given and at which a quorum has been obtained.

ARTICLE XI

VOTING RIGHTS: The Developer and each member in good standing of the Association shall be entitled to one (1) vote for each lot owned within the Mount Royal Airpark Subdivision. In the event that any one person, firm or entity owns more than one lot, then said person, firm or entity shall be entitled to one vote for each lot owned and for which an assessment and/or membership dues are paid. Persons, firms or entities owning more than one lot who pay only one assessment shall be entitled to only one vote. In the event 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

H06000199340 3

H06000199340 3

than one (1) vote per lot. The Developer shall always be entitled to one (1) vote per lot owned by the Developer.

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 Bylaws, 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 Mount Royal Airpark Subdivision and members of The Mount Royal Airpark Property Owners' Association, Inc. are vested with the responsibility of notifying any purchaser of the existence of the Declaration referred to in Article II of these Articles of Incorporation and of their obligation to join the Mount Royal Airpark Property Owners' Association, Inc., to pay dues and assessments and to

H06000199340 3

H06000199340 3

abide by the terms and conditions of the Declaration as well as the mandates of the membership of The Mount Royal Airpark Property Owners' Association, Inc.

ARTICLE XIV

ANNUAL MEETING: The annual meeting of the members shall occur during the first calendar quarter of each year at a time and date and at a place within Putnam County, Florida established by the Board of Directors.

ARTICLE XV

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 the Bylaws subsequently adopted by the corporation, the provisions of these Articles of Incorporation shall prevail.

ARTICLE XVI

REGISTERED OFFICE AND AGENT: The street and mailing address of the registered office of this corporation is: 136 William Bartram Drive, Post Office Box 297, Welaka, Florida 32193. The name of the registered agent of this corporation at that address is C. Paul Wilcox.

H06000199340 3

H06000199340 3

IN WITNESS WHEREOF, the undersigned President has executed these Amended and Restated Articles of Incorporation on the 8th day of August, 2006.


Bill Bentley

STATE OF FLORIDA
COUNTY OF Duval

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared Bill Bentley, personally known to be and known by me to be the person who executed the foregoing Amended and Restated Articles of Incorporation, and he acknowledged before me that he executed those Amended and Restated Articles of Incorporation.

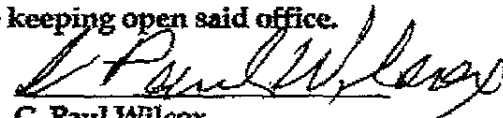
IN WITNESS WHEREOF, I have set my hand and seal in the State and County above, this 8th day of August, 2006.




Notary Public

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 Amended and Restated 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.


C. Paul Wilcox

SWORN TO AND SUBSCRIBED before me this 29th day of JULY, 2006 by C. Paul Wilcox, who is to me personally known.


Notary Public

