

No30000 10266

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

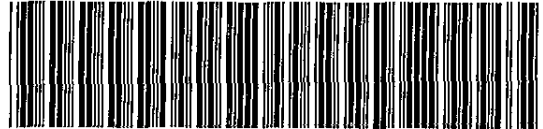
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



000024438770

11/25/03--01029--019 **157.50

RECEIVED
03 NOV 25 AM 11:43
CLERK OF COURT
STATE OF FLORIDA
TALLAHASSEE, FLORIDA

03 NOV 25 AM 11:43

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
03 NOV 25 AM 8:10

[Handwritten signature]
11/26/03 ✓

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Ellis Park Community Association
Inc

Signature _____

Requested by: _____

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____

☒ Art of Inc. File _____

____ LTD Partnership File _____

____ Foreign Corp. File _____

____ L.C. File _____

____ Fictitious Name File _____

____ Trade/Service Mark _____

____ Merger File _____

____ Art. of Amend. File _____

____ RA Resignation _____

____ Dissolution / Withdrawal _____

____ Annual Report / Reinstatement _____

☒ Cert. Copy _____

____ Photo Copy _____

____ Certificate of Good Standing _____

____ Certificate of Status _____

____ Certificate of Fictitious Name _____

____ Corp Record Search _____

____ Officer Search _____

____ Fictitious Search _____

____ Fictitious Owner Search _____

____ Vehicle Search _____

____ Driving Record _____

____ UCC 1 or 3 File _____

____ UCC 11 Search _____

____ UCC 11 Retrieval _____

____ Courier _____

ARTICLES OF INCORPORATION
OF
ELLIS PARK COMMUNITY ASSOCIATION, INC.

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
03 NOV 25 AM 8:10

In order to form a corporation not for profit under and in accordance with the Statutes of the State of Florida, the undersigned hereby promulgate the following articles of incorporation for the purposes set forth:

ARTICLE I

The name of the Corporation shall be ELLIS PARK COMMUNITY ASSOCIATION, INC.

ARTICLE II

The Corporation shall become effective upon proper filing with the Secretary of State and shall exist perpetually or until otherwise dissolved in accordance with the laws of the State of Florida.

ARTICLE III

The purpose of this Corporation is to carry out the functions and duties of the "ASSOCIATION" as such are defined and set out in the Declaration of Covenants, Conditions and Restrictions for ELLIS PARK SUBDIVISION as such declaration is recorded in the Public Records of Alachua County, Florida and as such are amended from time to time in accordance with the provisions thereof. Such purpose shall, without limitation, include:

1. Management and maintenance, operation and care of real and personal property which are owned by the association or the owners in common.
2. To fix and make assessments and collect the assessment by any lawful means.
3. To borrow money.
4. To use and expand the proceeds of assessments and borrowings in a manner consistent with the purposes for which this association is formed.
5. Review plans and specifications of proposed improvements whether they comply with the "DECLARATION OF COVENANT AND RESTRICTIONS FOR ELLIS PARK COMMUNITY ASSOCIATION".
6. Purchase and maintain insurance.
7. To make, amend, impose, and enforce by any lawful means, reasonable rules and regulations of use of the common areas and association property.
8. To contract for services with others.
9. To do and perform anything required by these articles, the bylaws, or the declaration to be done by the owner, but if not done by the owner in a timely manner, at the expense of Owner.
10. To do and perform any obligations imposed upon the association by the declaration or by any permit or authorization from any unit of local, regional, state, or the federal government and to enforce by any legal means the provisions of these articles, the bylaws and the declaration.

The foregoing specific duties and responsibilities are not construed in any way as limiting the powers of the association. Rather, the association will have and exercise all the powers conferred upon associations so formed.

ARTICLE IV

Every person or entity who owns a present vested possessory interest in the fee simple title to a Lot in ELLIS PARK SUBDIVISION as recorded in the Public Records of Alachua County, shall be a member of the Corporation upon recording of a deed of conveyance in such Lot among the public records of Alachua County, Florida. Membership of Lot Owners shall terminate upon conveyance of such interest, whether by deed, operation of law, or otherwise. Membership will be appurtenant to, and may not be separated from the ownership.

ARTICLE V

The initial principal office of the Corporation shall be 5800 N.W. 39th Avenue, Gainesville, Florida 32606 and the name of the initial Resident Agent for service of process for the corporation at such address is Paul Bowers.

ARTICLE VI

The affairs of this Corporation shall be managed by a Board of Directors, the number and qualifications of which shall be set forth in the by-laws of the corporation, which number shall not be less than three. The initial board of directors shall consist of the following:

NAME:	ADDRESS:
JOHN W. GREER, III	5800 N.W. 39th Avenue, Suite 101, Gainesville, Fl. 32606
TIM WAUGH	5800 N.W. 39th Avenue, Suite 101, Gainesville, Fl. 32606
PAUL BOWERS	5800 N.W. 39th Avenue, Suite 101, Gainesville, Fl. 32606

ARTICLE VII

The name and address of the subscriber to these Articles of Incorporation is PAUL BOWERS 5800 N.W. 39th Avenue, Suite 101, Gainesville Florida, 32606.

ARTICLE VIII

The corporation shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles or the Declaration of Covenants, Conditions and Restrictions of ELLIS PARK SUBDIVISION as such are recorded in the Public Records of Alachua County, Florida and as such are amended from time to time.

ARTICLE IX

The By-Laws of the Corporation shall be adopted by the Board of Directors, and may be altered, amended or rescinded in the manner provided for by the By-Laws. The bylaws will be adopted and may be amended by the Directors or members, consistent with these articles and the declaration

ARTICLE X

Every Director and every Officer of the Corporation shall be indemnified by the Corporation against all expenses and liabilities, including attorneys' fees, reasonably incurred or imposed upon him in connection with any proceedings to which he may be a party, or in which he may become involved by reason of his being or having been a Director or Officer of the Corporation, or any settlement thereof, whether or not he is a Director or Officer at the time such are incurred, except, in such cases wherein the Director or Officer is adjudged guilty of willful malfeasance or misfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

ARTICLE XI

Voting rights in the Association shall be in accordance with the Declaration of Covenants, Conditions and Restriction for ELLIS PARK SUBDIVISION as such are recorded in the Public Records of Alachua County, Florida.

ARTICLE XII

EXECUTED at Gainesville, Florida by the undersigned incorporator this 21st day of November, 2003.

Paul Bowers
PAUL BOWERS

ACCEPTANCE OF RESIDENT AGENT

The undersigned hereby accepts designation as Resident Agent for service of process for ELLIS PARK COMMUNITY ASSOCIATION, INC.

Paul Bowers
PAUL BOWERS

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21st day of November, 2003, by PAUL BOWERS ☐ who has/have produced Driver(s) License(s) issued within 5 years from date as identification and who did not take an oath; OR ☒ who is/are personally known to me and who did not take an oath; OR ☐ who produced Other: _____, (type of identification) as identification and who did not take an oath.

Donna M. Gilley
Notary Public
Printed Name: _____
Commission No.: _____
My Commission expires: _____



Donna M. Gilley
MY COMMISSION # DD229694 EXPIRES
July 7, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
03 NOV 25 AM 8:10