

NO5000000212

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP     WAIT     MAIL

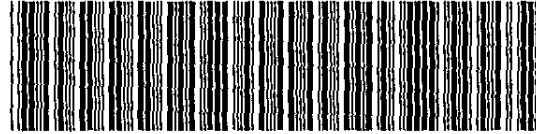
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



900042356949

FILED  
05 JAN -6 AM 8:19  
CITY OF MICHIGAN  
COURT CLERK

1505-010 1-015 \*87.50

1204-46787

g 11/8



TRANSMITTAL LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

SUBJECT: SCHOONER LANDING HOMEOWNERS ASSOCIATION, INC  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

\$70.00  
Filing Fee

\$78.75  
Filing Fee &  
Certificate of  
Status

\$78.75  
Filing Fee  
& Certified Copy

\$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

FROM: ALLAN L. CASEY, ATTORNEY AT LAW  
Name (Printed or typed)

P.O. Box 7146  
Address

WINTER HAVEN, FL 33883-7146  
City, State & Zip

863-294-4468  
Daytime Telephone number

**NOTE: Please provide the original and one copy of the articles.**



FLORIDA DEPARTMENT OF STATE  
Glenda E. Hood  
Secretary of State

December 23, 2004

ALLAN L. CASEY  
P.O. BOX 7146  
WINTER HAVEN, FL 33883-7146

SUBJECT: SCHOONER LANDING AMELIA ISLAND HOMEOWNERS  
ASSOCIATION, INC.  
Ref. Number: W04000046767

We have received your document for SCHOONER LANDING AMELIA ISLAND HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

You must list the corporation's principal office and/or a mailing address in the document.

We regret that we were unable to contact you by phone. Please return the corrected document with a letter providing us with an address and telephone number where you can be reached during working hours.

An effective date may be added to the Articles of Incorporation if a 2005 date is needed, otherwise the date of receipt will be the file date. A separate article must be added to the Articles of Incorporation for the effective date.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6878.

Alan Crum  
Document Specialist  
New Filings Section

Letter Number: 004A00071219

FILED  
05 JAN -6 AM 8:19  
CLERK OF COUNTY  
IN FLORIDA

ARTICLES OF INCORPORATION  
OF  
SCHOONER LANDING OF AMELIA ISLAND HOMEOWNERS ASSOCIATION, INC.

The undersigned, acting as the incorporator of a non-profit Corporation under Chapter 617 of the Florida Statutes, does hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation (hereinafter called the Association) is SCHOONER LANDING OF AMELIA ISLAND HOMEOWNERS ASSOCIATION, INC., whose address is 111 Lindsey Island Rd, Dark Island, Perry, FL 32348

ARTICLE II

The specific primary purposes for which the Association is being formed are to provide for maintenance, preservation, repair and replacement of improvements to the Common Areas including surface water or stormwater management system(s) in a manner consistent with the permit(s) issued by the St. Johns River Water Management District and it's applicable rules and regulations; architectural control of the residence lots within a certain tract of subdivided real property located in Nassau County, Florida (the same being described in that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, which is recorded in the official public records of Nassau County, Florida at O. R. Book 987, Pages 907 thru 925 and hereinafter referred to as the DECLARATION) and, to promote the health, safety and welfare of the residents within the above described subdivided real property and such additions thereto as may hereafter be brought within the jurisdiction of the

In furtherance of such purposes, the Association shall have the following powers:

(a) To perform all of the duties and obligations given the Association as set forth in the DECLARATION;

(b) Subject to the limitations imposed by the DECLARATION, to:

(1) Affix, levy and collect, and enforce payment by any lawful means of, all charges and assessments pursuant to the terms of the DECLARATION; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied on or imposed against the property of the Association.

(2) Acquire (by gift, purchase or otherwise), own, hold and improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use or otherwise dispose of real and personal property in connection with the affairs of the Association;

(3) Borrow money and, subject to the consent by vote or written instrument of two-thirds of the members of the Association, to mortgage, pledge, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(4) Dedicate, sell or transfer all or any part of the Common Areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be

agreed upon by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds of the members of the Association, agreeing to such dedication, sale or transfer;

(5) Participate in mergers and consolidations with other non-profit Corporations organized for the same purposes, or annex additional residential property or common areas, all as provided for or allowed by the DECLARATION;

(6) Have and exercise any and all powers, rights, and privileges that a non-profit Corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

(c) Affix, levy and collect adequate assessments from members of the Association to cover the costs of maintenance and operation of the surface water or stormwater management system.

(d) Assist in the enforcement of the DECLARATION, specifically, as it relates to the surface water or stormwater management system (s).

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the DECLARATION, and no part of any net earnings of the Association will inure to the benefit of any member.

### ARTICLE III

Every person or entity who is a record owner of a fee or undivided fee simple interest in any lot which is subject to the covenants contained in the DECLARATION including contract sellers, but excluding persons or entities holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

#### ARTICLE IV

The period of duration of the Association shall be perpetual commencing upon filing of these articles.

#### ARTICLE V

The name and street address of the subscriber to these Articles is:

<u>Name</u>	<u>Address</u>
DEBBIE C. CASEY	111 LINDSEY ISLAND ROAD DARK ISLAND PERRY, FL 32348

#### ARTICLE VI

The affairs of the Association shall be managed by a Board of Directors, a President and Vice President, who shall at all times be members of the Board of Directors, and a Secretary and Treasurer. Such officers shall be elected at the first meeting of the Board of Directors following each annual meeting of the members.

#### ARTICLE VII

The number of persons constituting the first Board of Directors of the Association shall be ONE (1), and the name and address of the person who shall serve as Director until the first election are:

<u>Name</u>	<u>Address</u>
DEBBIE C. CASEY	111 LINDSEY ISLAND ROAD DARK ISLAND PERRY, FL 32348

#### ARTICLE VIII

The By-Laws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose on the affirmative vote of two-thirds of the members present and voting at such meeting, except that the initial By-Laws of the Association shall be made and adopted by the Board of Directors.

#### ARTICLE IX

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose, on the affirmative vote of two-thirds of the members of the Association.

#### ARTICLE X

On dissolution, the assets of the Association shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization organized and operated for such similar purposes.



IN WITNESS WHEREOF, we, the undersigned subscribing incorporators have hereunto set our hands and seals, this 20<sup>th</sup> day of Dec., 2004.

Signed, sealed and delivered  
In the presence of:

*Glenn E. Senter*  
WITNESS GLENN E. SENTER

*Debbie C. Casey*  
DEBBIE C. CASEY

WITNESS

STATE OF FLORIDA  
COUNTY OF TAYLOR

BEFORE ME, the undersigned notary public, personally appeared DEBBIE C. CASEY, who being duly sworn, acknowledged that she executed the foregoing Articles of Incorporation for the purposes therein expressed, this 20<sup>th</sup> day of December, 2004.



Lynette Taylor Senter  
My Commission DD216798  
Expires July 11, 2006

*Lynette Taylor Senter*  
Notary Public, State of Florida at Large  
My Commission Expires:

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR  
THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT  
UPON WHOM SERVICE MAY BE SERVED.

Pursuant to Chapter 607 and Section 48.091, Florida Statutes, the following is submitted, in compliance with the Act:

FIRST -- That SCHOONER LANDING OF AMELIA ISLAND HOMEOWNERS ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, with its principal office, as indicated in the Articles of Incorporation, in the Fernandina Beach State of Florida, has named DEBBIE C. CASEY as its registered agent to accept service of Process within this State.

SECOND -- That SCHOONER LANDING OF AMELIA ISLAND HOMEOWNERS ASSOCIATION, INC.'s registered agent shall maintain his office for service of process within this state at the following street address:

111 LINDSEY ISLAND ROAD  
DARK ISLAND  
PERRY, FL 32348

FILED  
05 JAN 05 AM 8:19  
TAYLOR COUNTY CLERK  
TAYLOR COUNTY, FLORIDA

in the County of Taylor, State of Florida.

Having been named as Registered Agent for the above stated Corporation, at the place designated in this certificate, I hereby agree to act in this capacity, I acknowledge that I am familiar with and accept the obligations provided by Florida Statute Section 607.325 (1985) and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

  
\_\_\_\_\_

DEBBIE C. CASEY

Date: 12-20-04