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06 JUL 12 PM 3:08  
08 JUL 12 AM 10:41  
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TALLAHASSEE, FLORIDA

VH



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 237379 7117422

AUTHORIZATION : *Spud DeMa*

COST LIMIT : \$ 78.75

ORDER DATE : July 12, 2006

ORDER TIME : 10:16 AM

ORDER NO. : 237379-005

CUSTOMER NO: 7117422

DOMESTIC FILING

NAME: MAGNOLIA TRACE HOMEOWNERS'  
ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP  
       ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Carina L. Dunlap - EXT. 2951

EXAMINER'S INITIALS: \_\_\_\_\_

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DIVISION OF CORPORATIONS

**ARTICLES OF INCORPORATION OF**  
**MAGNOLIA TRACE HOMEOWNERS' ASSOCIATION, INC.,**

06 JUL 12 PM 3:08

**a Corporation Not-for-Profit**

The undersigned natural person competent to contract, for the purpose of forming a corporation not-for-profit under Chapter 617, Florida Statutes, does hereby adopt the following Articles of Incorporation.

**ARTICLE I**

The name of the corporation shall be MAGNOLIA TRACE HOMEOWNERS' ASSOCIATION, INC.

**ARTICLE II: PRINCIPAL OFFICE**

The principal place of business and mailing address of this corporation shall be 191 Island Estates Parkway, Palm Coast, Florida 32137.

**ARTICLE III**

The purpose for which this corporation is organized is to provide for maintenance, preservation and architectural control of the Lots and Common Area pursuant to Chapter 720, Florida Statutes, within that certain parcel of real property known as MAGNOLIA TRACE in Flagler County, Florida. And to provide for the preservation of values, amenities, attractiveness and desirability of real property known as MAGNOLIA TRACE.

**ARTICLE IV**

The initial board of directors shall be four in number. Their names and addresses are as follows:

CAROL F. OARE,                      President/Director  
191 Island Estates Parkway  
Palm Coast, FL 32137

Richard B. Quello,                      Vice-President/Director  
15 Corte Vista  
Palm Coast, FL 32137

Robert L. Oare, III,                      Secretary/Director  
1362 NW 112 Avenue  
Alachua, FL 32615

Elizabeth O. Shanks,                      Treasurer/Director  
1514 Newberger Road  
Lutz, FL 35549

#### **ARTICLE V**

The manner of election of directors is referred to in the Bylaws.

#### **ARTICLE VI: EXISTENCE**

The name and address of the incorporator is: Carol F. Oare, 191 Island Estates Parkway, Palm Coast, FL 32137.

#### **ARTICLE VII**

The name and address of the initial registered agent of the corporation is:

Carol F. Oare, 191 Island Estates Parkway, Palm Coast, FL 32137.

#### **ARTICLE VIII**

Every person that is a record owner of a lot and/or unit in MAGNOLIA TRACE shall be a member of the Association. Membership is appurtenant to and may not be separated from ownership of any lot and/or unit.

#### **ARTICLE IX**

In the event of dissolution of the corporation, the assets shall be dedicated to a public body or conveyed to a non profit organization with similar purposes.

**ARTICLE X**

The Articles may be amended from time to time by the vote of at least 1/3 of the members.

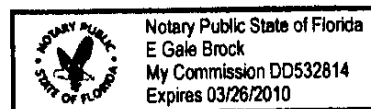
Carol F. Oare  
CAROL F. OARE, Incorporator

STATE OF FLORIDA  
COUNTY OF FLAGLER

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared CAROL F. OARE, to me personally known to be the persons described as incorporators in and who executed the foregoing Articles of Incorporation, and acknowledged before me that they subscribed to those Articles of Incorporation.

WITNESS my hand and official seal in the County and State named above this 11 day of July, 2006.

E Gale Brock  
Notary Public, State of Florida  
My commission expires: 3/26/2010



**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING  
AGENT UPON WHOM PROCESS MAY BE SERVED FOR  
MAGNOLIA TRACE HOMEOWNERS ASSOCIATION, INC.**

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE  
FOLLOWING IS SUBMITTED:

FIRST: THAT THE UNDERSIGNED INCORPORATOR, DESIRING TO ORGANIZE  
OR QUALIFY THE ABOVE REFERENCED CORPORATION UNDER THE LAWS OF THE  
STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT 191 Island  
Estates Parkway, PALM COAST, FLORIDA 32137, HAS NAMED CAROL F. OARE  
LOCATED AT 191 Island Estates Parkway, PALM COAST, FLORIDA, 32137, AS ITS  
REGISTERED AGENT AND OFFICER TO ACCEPT SERVICE OF PROCESS WITHIN  
FLORIDA.

Carol F. Oare  
Incorporator  
DATE: 7-11-06

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE-  
STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I  
HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY  
WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND  
COMPLETE PERFORMANCE OF MY DUTIES.

Carol F. Oare  
REGISTERED AGENT  
DATE: 7-11-06

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