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FLORIDA PROFIT/NON PROFIT CORPORATION  
Tralls End Community Association, Inc.

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**ARTICLES OF INCORPORATION  
OF  
TRAILS END COMMUNITY ASSOCIATION, INC.**

In compliance with the requirements of Chapter 617, *Florida Statutes*, the undersigned hereby files these Articles of Incorporation for the purpose of forming a corporation not-for-profit and do hereby certify:

**ARTICLE I**

**NAME**

The name of the corporation is Trails End Community Association, Inc. ("Association").

**ARTICLE II**

**PRINCIPAL OFFICE**

The principal office of the Association is located at 2521 Holly Point Road East, Orange Park, Florida 32073.

**ARTICLE III**

**REGISTERED AGENT AND ADDRESS**

Linda J. Odum, whose address is 2521 Holly Point Road East, Orange Park, Florida 32073, is hereby appointed the initial registered agent of this Association.

**ARTICLE IV**

**PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common Areas within that certain tract of property described in that certain Declaration of Covenants, Easements and Restrictions ("Declaration"), recorded or to be recorded in the public records of Clay County, Florida, and to promote the health and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in the Declaration as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

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(b) operate, maintain, repair and manage the Stormwater Management System in a manner consistent with the requirements and applicable rules of the St. Johns River Water Management District Permit No. 42-019-103883-1;

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

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

(e) borrow money and, with the assent of two-thirds(2/3) of each class of members, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(f) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members agreeing to such dedication, sale or transfer;

(g) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members; and

(h) enforce the provisions of the Declaration, including without limitation, the provisions relating to the Stormwater Management System.

(i) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

**ARTICLE V**

**MEMBERSHIP**

Every person or entity who is a record owner of a fee or undivided fee interest to any Lot which is subject to covenants of record to assessment by the Association shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

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**ARTICLE VI**

**VOTING RIGHTS**

The Association shall have two classes of membership:

(a) Class A Members. The Class A Members shall be all Owners, with the exception of the Declarant, who shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members of the Association. However, the vote for any such Lot shall be exercised as the Owner's thereof shall determine, but in no event shall more than one vote be cast with respect to any Lot.

(b) Class B Members. The Class B Member shall be the Declarant who shall be entitled to one (1) vote more than the number of votes of all Owners other than the Declarant. The Class B Membership shall cease and be converted to Class A Membership on the happening of any of the following events, whichever occurs earlier:

- (i) Ninety percent (90%) of the Lots have been conveyed by Declarant to Owners;
- (ii) December 31, 2018; or
- (iii) Such earlier date as the Declarant may choose to terminate the Class B Membership upon notice to the Association.

**ARTICLE VII**

**BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of three (3) directors who need not be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>Name</u>	<u>Address</u>
Linda J. Odum	2521 Holly Point Road East Orange Park, Florida 32073
Kathy Baker	165 Wells Road, Suite 105 Orange Park, Florida 32073
J. Daniel Baker	2031 Castle Point Court Orange Park, Florida 32003

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At the first annual meeting following such time as Declarant voluntarily relinquishes its right to vote as Declarant in Association matters, the members shall elect one (1) director for a term of one (1) year, one (1) director for a term of two (2) years and one (1) director for a term of three (3) years and at each annual meeting thereafter the members shall elect one (1) director for a term of three (3) years.

**ARTICLE VIII**

**DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was create. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

**ARTICLE IX**

**RULES OF THE ST. JOHNS RIVER WATER  
MANAGEMENT DISTRICT**

In the event of termination, dissolution or final liquidation of this Association, the responsibility for the operation and maintenance of the Stormwater Management System must be transferred to and accepted by an entity which would comply with Section 40C42.027 F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

**ARTICLE X**

**DURATION**

The corporation shall exist perpetually.

**ARTICLE XI**

**AMENDMENTS**

Amendment of these Articles shall require the assent to seventy-five percent (75%) of the entire membership.

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ARTICLE XII

FHA/VA APPROVAL

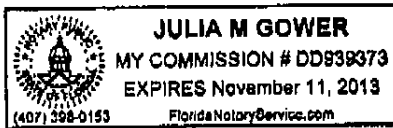
As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration (i) annexation of additional properties, (ii) mergers and consolidations, (iii) mortgaging of Common Area, (iv) dedication of Common Area, and (v) dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Association has executed these Articles of Incorporation as of the 23 day of January, 2013.

*Linda J. Odum*  
Linda J. Odum

STATE OF FLORIDA        }  
  }SS  
COUNTY OF DUVAL        }

The foregoing Articles of Incorporation were acknowledged before me this 23 day of January, 2013, by Linda J. Odum, as Incorporator.



*Julia M Gower*  
(Print Name Julia M Gower)  
NOTARY PUBLIC  
State of Florida at Large  
Commission # DD939373  
My Commission Expires: 11/11/13  
Personally known   
or Produced I.D. \_\_\_\_\_  
[check one of the above]  
Type of Identification Produced \_\_\_\_\_

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**CERTIFICATE NAMING AGENT UPON WHOM PROCESS  
MAY BE SERVED**

In compliance with Section 48.091, Florida Statutes, the following is submitted:

**TRAILS END COMMUNITY ASSOCIATION, INC.**, a corporation duly organized and existing under the laws of the State of Florida, with principal office, as indicated in the Articles of Incorporation at City of Orange Park, County of Clay, State of Florida, hereby names Linda J. Odum, located at 2521 Holly Point Road East, Orange Park, Florida 32073, as its agent to accept service of process within this state.

  
Linda J. Odum, Incorporator

Date: January 23, 2013

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with provisions relative to said office.

  
Linda J. Odum, Registered Agent

Date: January 23, 2013

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