

# 1795000001546

Pulte Home % Janice C. Koelliker  
(Requestor's Name)  
555 Windery Place, Ste 420  
(Address)  
Maitland FL 32751  
(City, State, Zip) / (Phone #)

OFFICE USE ONLY

ENCLOSURE 1 4 4 0 0 0 0  
-03/30/95--01000--004  
\*\*\*122.50 \*\*\*122.50

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. \_\_\_\_\_  
(Corporation Name) (Document #)
2. \_\_\_\_\_  
(Corporation Name) (Document #)
3. \_\_\_\_\_  
(Corporation Name) (Document #)
4. \_\_\_\_\_  
(Corporation Name) (Document #)

☐ Walk in ☐ Pick up time \_\_\_\_\_

☐ Certified Copy

☐ Mail out ☐ Will wait ☐ Photocopy

☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

4/3/95  
AB

95 MAR 30 PM 4 02

EX-100

Examiner's Initials	
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511 311  
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ARTICLES OF INCORPORATION  
OF  
THE RESERVE AT DEBARY HOMEOWNERS ASSOCIATION, INC.

In compliance with the requirements of Florida Statute, Chapter 617, the undersigned, all of whom are residents of the State of Florida, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I  
NAME OF CORPORATION

The name of the corporation is The Reserve At DeBary Homeowners Association, Inc., a corporation not for profit organized under Chapter 617 of the Florida statutes (hereinafter referred to as the "Association").

ARTICLE II  
PRINCIPAL OFFICE

The principal office of the Association is located at 555 Winderley Place, Suite 420, Maitland, Florida 32751, which shall be the initial registered office of the Association.

ARTICLE III  
REGISTERED AGENT

Helmut Mohle, whose address is 555 Winderley Place, Suite 420, Maitland, Florida 32751, is hereby appointed the initial registered agent of the 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 organized and for which it is to be operated are to provide for maintenance, preservation, and care of the property of the Association, and to provide the architectural control of the residence lots and common area within that certain tract of property described on Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property"), and to promote the health, safety and welfare of the residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for these purposes. In connection therewith, the Association shall have the following powers:

(a) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in a Declaration of Covenants, Conditions and Restrictions of The Reserve At DeBary, hereinafter called the "Declaration", applicable to the Property and recorded or to be recorded in the Office of the Clerk of the Circuit Court, Volusia County, Florida and as the same may be amended from time to time as therein provided;

(b) To fix, levy, collect and enforce payment by any lawful means, all charges or assessments due to the Association or any other person affiliated with the Association pursuant to the terms of the Declaration; to pay all expenses in connection therewith; and to pay 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;

(c) To 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;

(d) To 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;

(e) To dedicate, sell or transfer all or any part of the common areas 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 unless otherwise set forth in the Declaration;

(f) To participate in mergers and consolidations with other non-profit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of each class of members;

(g) To annex additional property and common areas in the manner set forth in the Declaration;

(h) To have and to exercise any and all powers, rights and privileges which a corporation organized under Florida law, including Chapter 617, Florida Statutes, by law may now or hereafter have or exercise;

(i) To levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management systems, including but not limited to work within retention areas, drainage structures, and drainage easements;

(j) To operate maintain and manage the surface water or stormwater management system in a manner consistent with the St. John's River Water Management District permit requirements and applicable District rules, and assist in the enforcement of the restrictions and covenants contained therein.

#### ARTICLE V MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject to the Declaration, including contract sellers, shall be a member of the Association with the voting rights described in the Declaration. The foregoing shall not 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.

#### ARTICLE VI VOTING RIGHTS

The Association shall have two classes of voting membership with the relative rights and preferences as follows:

Class A: Class A members shall be all owners, with the exception of the Declarant, of any plot of land shown upon any recorded plat of the Property ("Lot" or "Lots"). Each Class A member shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, each such person shall be members, however, the vote for such Lot shall be exercised as they collectively determine, and in no event shall more than one vote be cast with respect to any Lot.

Class B: The Class B member shall be the Declarant (as defined in the Declaration), who shall be entitled to three (3) votes for each Lot owned. Unless converted earlier and voluntarily by the Declarant, the Class B membership shall cease and be converted to Class A membership upon the first to occur of either of the following events:

- (a) the total votes outstanding in the Class A membership equals the total votes outstanding in the Class B membership; or
- (b) six (6) years from the date of the original recording of the Declaration in the public records of Volusia County, Florida; or
- (c) At the election of the Declarant (whereupon the Class A Members shall be obligated to elect the Board and assume control of the Association).

#### ARTICLE VII BOARD OF DIRECTORS

The affairs of the 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 Board of Directors shall be elected at the First meeting of the Association in the manner described in the Bylaws.

#### 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 created. 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.

In the event of termination, dissolution, or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, Florida Administrative Code, and be approved by the St. Johns River Water Management District prior to such termination, dissolution, or liquidation

#### ARTICLE IX DURATION

The existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary State, Tallahassee, Florida. The Association shall exist perpetually.

#### ARTICLE X AMENDMENTS

The Association shall have the right to amend these Articles at any time upon the affirmative vote of two thirds (2/3) of the voting interests of the Association as described in Article VI hereof. Amendments may be proposed by resolution approved by a majority of the Board of Directors; provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of the members, without approval in writing by all members and the joinder of all record owners of mortgages upon the Lots. No amendment shall be made that is in conflict with Florida law or the Declaration unless the latter is amended to conform to the same.

#### ARTICLE XI BYLAWS

The Bylaws of the Association shall be adopted by the Board of Directors at the first meeting of Directors, and may be altered, amended or rescinded thereafter in the manner provided therein.

ARTICLE XII  
FHAVA 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: annexation of additional properties; merger, consolidation and/or dissolution of this corporation; mortgaging of common areas; dedication and conveyance of common areas; and amendment of these Articles of Incorporation or the Declaration.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the sole Incorporator of this Association, has executed these Articles of Incorporation this 29 day of March, 1995.

*Helmut Mohle*  
Incorporator

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of March, 1995, by *Helmut Mohle*. He is personally known to me and did not take an oath.



OFFICIAL SEAL  
JANICE C. KOELBLE  
My Commission Expires  
July 16, 1996  
Comm. No. CC 252313

*Janice C. Koelble*  
Signature of Notary Public  
*Janice C. Koelble*  
Print name of Notary Public  
Notary Public State of Florida  
My Commission Expires: 7-16-96



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

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

THE RESERVE AT DEBARY HOMEOWNERS ASSOCIATION, INC. desiring to organize under the laws of the State of Florida, with its principal office as indicated by the Articles of Incorporation in the City of Maitland, County of Orange, and State of Florida, has named Helmut Mohle, located at 555 Winderley Place, Suite 420, Maitland, Florida 32751, as its agent to accept service of process within the state.

ACCEPTANCE

Having been named to accept service of process for the above stated corporation at the place designated in this certificate, I affirm that I am familiar with and accept the duties and responsibilities as registered agent for said corporation.

  
\_\_\_\_\_  
Helmut Mohle

FILED  
MAR 30 11 11 AM '02  
CLERK OF COURT  
JUDICIAL CIRCUIT IN AND FOR  
THE COUNTY OF ORANGE, FLORIDA

# LEGAL DESCRIPTION UNIT I

A PORTION OF THE NORTHEAST 1/4 OF SECTION 4 AND THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 30 EAST IN VOLUSIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE NORTHEAST 1/4 CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 4, ON A BEARING N 89° 37' 25" E AT A DISTANCE OF 838.16 FEET TO THE W RIGHT-OF-WAY OF US 17 & 92. THENCE S 24° 16' 07" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 523.53 FEET TO A POINT OF BEGINNING THENCE S 24° 10' 07" W A DISTANCE OF 1009.51 FEET; THENCE S 24° 13' 55" W A DISTANCE OF 10.18 FEET; THENCE N 80° 30' 45" W A DISTANCE OF 197.90 FEET; THENCE N 80° 30' 45" W A DISTANCE OF 595.31 FEET; THENCE S 74° 18' 04" W A DISTANCE OF 373.95 FEET; THENCE N 64° 48' 55" W A DISTANCE OF 799.05 FEET TO THE EAST RIGHT-OF-WAY OF SHELL ROAD; THENCE N 25° 11' 05" E A DISTANCE OF 500.55 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE S 64° 48' 46" E A DISTANCE OF 156.22 FEET; THENCE N 52° 52' 15" E A DISTANCE OF 78.03 FEET THENCE S 64° 48' 55" E A DISTANCE OF 110.47 FEET; THENCE S 03° 11' 52" E A DISTANCE OF 62.32 FEET; THENCE S 21° 07' 02" E A DISTANCE OF 72.06 FEET; THENCE S 60° 52' 50" W A DISTANCE OF 28.93 FEET; THENCE S 21° 07' 02" E A DISTANCE OF 113.71 FEET; THENCE S 24° 31' 42" E A DISTANCE OF 52.21 FEET; THENCE S 20° 51' 37" E A DISTANCE OF 111.80 FEET; THENCE N 71° 12' 12" E A DISTANCE OF 89.00 FEET; THENCE N 00° 30' 00" E A DISTANCE OF 113.46 FEET; THENCE S 89° 38' 45" E A DISTANCE OF 145.92 FEET; THENCE N 77° 08' 47" E A DISTANCE OF 73.07 FEET; THENCE S 88° 38' 45" E A DISTANCE OF 413.24 FEET; THENCE N 01° 21' 15" E A DISTANCE OF 116.96 FEET; THENCE N 47° 33' 58" E A DISTANCE OF 64.77 FEET; THENCE N 02° 08' 27" E A DISTANCE OF 170.24 FEET; THENCE N 52° 52' 07" E A DISTANCE OF 77.01 FEET; THENCE N 89° 19' 46" E A DISTANCE OF 112.32 FEET; THENCE N 00° W A DISTANCE OF 55.17 FEET; THENCE S 90° E A DISTANCE OF 50.00 FEET; THENCE N 00° W A DISTANCE OF 14.51 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A DELTA OF 08° 59' 29" BEARING OF N 03° 29' 42" W A DISTANCE OF 64.05 FEET, THENCE ON A CHORD CURVATURE OF A CURVE TO THE RIGHT HAVING A DELTA OF 91° 33' 22" A RADIUS OF 25.00 FEET AND A LENGTH OF 39.95 FEET THENCE ON A CHORD BEARING N 30° 47' 16" E A DISTANCE OF 38.83 FEET TO A POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING A DELTA OF 04° 15' 09" A RADIUS OF 875.00 FEET AND A LENGTH OF 64.94 FEET THENCE ON A CHORD BEARING OF N 10° 41' 32" E A DISTANCE OF 64.93 FEET; THENCE S 00° 22' 35" E A DISTANCE OF 109.91 FEET; THENCE N 89° 37' 25" E A DISTANCE OF 89.00 FEET; THENCE N 79° 44' 12" E A DISTANCE OF 84.47 FEET; THENCE N 69° 42' 50" E A DISTANCE OF 115.04 FEET; THENCE N 59° 41' 43" E A DISTANCE OF 90.83 FEET; THENCE N 48° 19' 05" E A DISTANCE OF 101.77 FEET; THENCE N 56° 43' 31" E A DISTANCE OF 103.07 FEET TO THE POINT OF BEGINNING CONTAINING 22.22 ACRES MORE OR LESS.

"EXHIBIT A"