

**7295000003773**

**CAPITAL CONNECTION, INC.**

417 E. Virginia St., Suite 1, Tallahassee, FL 32301, (904)224-8800  
 Mailing Address: Post Office Box 10349, Tallahassee, FL 32302  
 TOLL FREE No. 1-800-342-8062  
 FAX (904) 222-1222

95 AUG - 7 1995

DIVISION

RE: Ballard Acres Repat  
Property Owners Association

NAME \_\_\_\_\_  
 FIRM \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 \_\_\_\_\_  
 PHONE ( ) \_\_\_\_\_

Service: Top Priority \_\_\_\_\_ Regular \_\_\_\_\_  
 One Day Service Two Day Service

To us via \_\_\_\_\_ Return via \_\_\_\_\_

Matter No.: \_\_\_\_\_ Express Mail No. \_\_\_\_\_

State Fee \$ \_\_\_\_\_ Our \$ \_\_\_\_\_

FILED  
 SECRETARY OF STATE  
 DIVISION OF CORPORATIONS  
 95 AUG -8 PM 1:07

W95-15831

*AP 8/7/95*

REQUEST	TAKEN	CONFIRMED	APPROVED
DATE _____	_____	_____	_____
TIME _____	_____	_____	CK No. _____
BY <u>AAK</u>	_____	_____	_____

	C.C. FEE.	DISBURSED
Capital Express™	_____	_____
Art. of Inc. File	_____	_____
Corp. Record Search	_____	_____
Ltd. Partnership File	_____	_____
Foreign Corp. File	_____	_____
( ) Cert. Copy(s)	_____	_____
<b>500001553915</b>		
Art. of Amend. File	_____	_____
Dissolution/Withdrawal	_____	_____
C U S -	_____	_____
Fictitious Name File	_____	_____
Name Reservation	_____	_____
Annual Report/Reinstatement	_____	_____
Reg. Agent Service	_____	_____
Document Filing	_____	_____
Corporate Kit	_____	_____
Vehicle Search	_____	_____
Driving Record	_____	_____
Document Retrieval	_____	_____
UCC 1 or 3 File	_____	_____
UCC 11 Search	_____	_____
UCC 11 Retrieval	_____	_____
File No.'s. _____ Copies	_____	_____
Courier Service	_____	_____
Shipping/Handling	_____	_____
Phone ( ) _____	_____	_____
Top Priority	_____	_____
Express Mail Prep.	_____	_____
FAX ( ) _____ pgs.	_____	_____
<b>SUBTOTALS</b>	_____	_____

FEE.....	\$ _____
DISBURSED.....	\$ _____
SURCHARGE.....	\$ _____
TAX on corporate supplies.....	\$ _____
SUBTOTAL.....	\$ _____
PREPAID.....	\$ _____
BALANCE DUE.....	\$ _____
.....	\$ _____

Please remit invoice number with payment  
 TERMS: NET 15 DAYS FROM INVOICE DATE  
 1 1/2% per month on Past Due Amounts  
 Past 30 Days, 18% per Annum.

THANK YOU  
 from  
 Your Capital Connection



95 AUG -8 11:41

FLORIDA DEPARTMENT OF STATE

August 7, 1995

Sandra B. Mortham  
Secretary of State

*Corrected*

CAPITAL CONNECTION  
P.O. BOX 10349  
TALLAHASSEE, FL 32302

SUBJECT: BALLARD ACRES REPLAT PROPERTY OWNERS ASSOCIATION, INC.  
Ref. Number: W95000015831

We have received your document for BALLARD ACRES REPLAT PROPERTY OWNERS ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

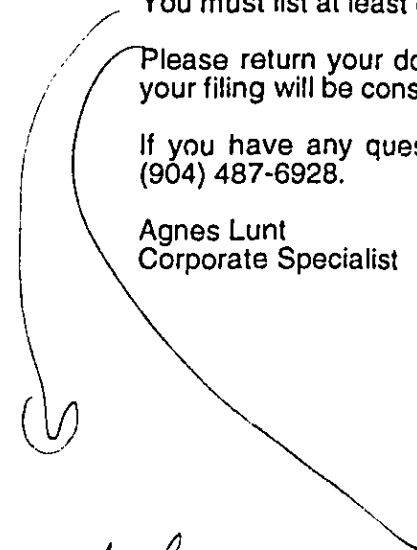
You must list at least one incorporator with a complete business street address.

Please return 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 (904) 487-6928.

Agnes Lunt  
Corporate Specialist

Letter Number: 995A00036862



article 6

*Please  
circle the  
where the  
incorporator  
did not do  
what suppose*

*VM-123  
8-7-95  
95 AUG -7 11:20 AM*

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

ARTICLES OF INCORPORATION  
BALLARD ACRES REPLAT PROPERTY OWNERS ASSOCIATION, INC.  
A CORPORATION NOT FOR PROFIT

95 AUG -8 PM 1:07

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, desiring to form a corporation pursuant to the not-for-profit corporation law of the State of Florida, do hereby make, subscribe and acknowledge this document, constituting the Articles of Incorporation, as follows:

ARTICLE I--NAME

The name of the corporation shall be BALLARD ACRES REPLAT PROPERTY OWNERS ASSOCIATION, Inc., and its principal place of business shall be 4801 NW Anthony Rd., Ocala, Florida 34475.

ARTICLE II--NON-PROFIT PURPOSE

The corporation is formed exclusively for purposes for which a corporation may be formed under the not-for-profit corporation law of the State of Florida, and not for any pecuniary profit or financial gain. No part of the assets, income or profit of the corporation shall be distributable to, or inure to the benefit of its members, trustees, or officers. The corporation shall not engage in any activity prohibited to a non-profit corporation under the laws of Florida, or under the Internal Revenue Code of the United States. Notwithstanding any other provision of these Articles, this organization shall not carry on any activities not permitted to be carried on by an organization exempt from federal income tax under Section 528 of the Internal Revenue Code of 1986,

or the corresponding provision of any future United States Internal Revenue Code.

#### ARTICLE III--GENERAL AND SPECIFIC PURPOSES

The general and specific purposes and objects of the corporation shall be:

(a) Subject to Article II hereof, the specific and primary purpose for which this corporation is formed is to provide for acquisition, construction, management, maintenance and care of Ballard Acres Replat subdivision roads, easements, driveways, drainage, or other Association property, and to levy and collect assessments for such purposes; And further, to undertake the performance of, and to carry out the acts and duties incident to the administration of the aforementioned purposes, as authorized by the Articles.

(b) The general purpose for which this corporation is formed is exclusively to act as a Housing Association within the meaning of Section 528 of the Internal Revenue Code, or the corresponding provision of any future Code.

(c) The corporation shall not, as a substantial part of its activities, carry on propaganda or otherwise attempt to influence legislation; nor shall it participate or intervene, by publication or distribution of any statements or otherwise, in any political campaign on behalf of or against any candidate for public office.

#### ARTICLE IV--MEMBERSHIP

The membership of this corporation shall be constituted by all persons hereinafter named as subscribers, and by such other persons

as from time to time hereafter may become members.

Any person shall be a member who owns one or more lots in the Ballard Acres Replat subdivision, and has attained the age of 18 years.

Members shall be admitted as provided in the By Laws of the corporation.

The rules and regulations that may be adopted by the Board of Directors regarding eligibility for membership shall not discriminate on the basis of race, color, creed, national origin, religion, sex, or age.

The members of this corporation shall have no right, title, or interest whatsoever in its income, property, or assets, nor shall any portion of said income, property, or assets be distributed to any member upon dissolution or winding up of the affairs of this corporation. Members of this corporation shall not be personally liable for the debts, liabilities, or obligations of the corporation, and shall not be subject to any assessment against the corporation.

#### ARTICLE V--EXISTENCE

The corporation shall have perpetual existence.

#### ARTICLE VI--SUBSCRIBERS

The names and residences of the subscribers to these Articles are as follows: Albert J. Strehle, Jr., 4801 NW Anthony Road, Ocala, FL 34475

#### ARTICLE VII--DIRECTORS

The business affairs of this corporation shall be managed by a Board of Directors. The corporation shall have three (3) Directors initially. The number of Directors may be increased or decreased as provided in the By-Laws.

Directors must be members of this corporation. Directors shall be elected according to the procedure set forth in the By-Laws, and shall serve a term of two years, unless otherwise specified. The terms may be staggered in a manner set forth in the Bylaws. The names and addresses of the initial Board of Directors are:

Albert J. Strehle, Jr.	4801 NW Anthony Rd., Ocala, FL 34475
Paula Ryan	125-A NW 47th Place, Ocala, FL 34475
Jacque Almodovar	25-B NW 47th Place, Ocala, FL 34475

The Board of Directors may provide such by-laws for the conduct of its business and the carrying out of its purposes as the Board may deem necessary.

#### ARTICLE VIII--OFFICERS

The corporation shall have a President, a Vice President, a Secretary, and Treasurer, each of whom shall be elected by the Board of Directors, by majority vote. The initial officers shall be:

President:	Albert J. Strehle, Jr.
Vice President:	Paula Ryan
Secretary:	Jacque Almodovar
Treasurer:	Jacque Almodovar

#### ARTICLE IX--AMENDMENTS

These Articles may be amended by vote of two-thirds of members of the corporation at a meeting called for that purpose.

#### ARTICLE X--LOCATION

The initial address of the corporation shall be 4801 NW Anthony Road, Ocala, FL 34475. The mailing address shall be the same. The corporation may maintain other offices at other locations.

#### ARTICLE XI--REGISTERED AGENT

The name and address of the initial Agent for the corporation shall be Albert J. Strehle, Jr.

#### ARTICLE XII--CORPORATE POWERS

The corporation shall have all the powers granted to a corporation not-for-profit under the laws of Florida, except any power which would invalidate its right to qualify for exempt status under the United States Tax Code.

The corporation shall have the power to:

A. Make, levy, and collect assessments from members to provide funds to pay for acquisition, construction, maintenance, care of roads, easements, driveways, drainage, and corporation property as provided herein and in the bylaws, and to use and expend the proceeds of such assessment in the exercise of the powers and duties of the corporation. The corporation shall have a lien for assessments on all lots subject to the assessments, which lien shall attach to such lots and may be foreclosed in

accordance with Florida Law. The lien provided herein shall become effective as of the time of its filing in the Public Records of Marion County, Florida.

B. To contract with third parties with respect to carrying out the duties and obligations of the corporation.

C. To enforce by legal means the provisions of these Articles, the bylaws or any resolution properly adopted by the corporation, including enforcement and foreclosure of assessment liens.

#### ARTICLE XIII--DISTRIBUTION UPON DISSOLUTION

Upon dissolution of the corporation, assets shall be distributed for one or more exempt purposes within the meaning of Section 528 of the Internal Revenue Code of 1986, or corresponding provision of any future provision, or shall be distributed to the federal, state, or local government for a public purpose. Any assets not so disposed of shall be disposed of by the court of common pleas in the county in which the corporation maintains its principal place of business, exclusively for such purposes.

#### Article XIV--INDEMNIFICATION

Every Director and Officer of the corporation shall be indemnified by the corporation against all expenses and liabilities, including attorney fees reasonable incurred by or imposed upon him in connection with a proceeding in which he may be a party, or in which he may become involved, or any settlement thereof, by reason of his being or having been a Director or



Officer of the corporation, whether or not he is an officer or director at the time such expenses are incurred, except in such cases wherein the Director or Officer is adjudged guilty of willfull misfeasance or malfeasance in the performance of his duties; provided that, in the event of a settlement, the indemnification herein provided shall apply only when the Board of Directors approves such settlement and reimbursement as bveing in the best interest of the corporation. The foregoing right of indemnification shall be in addition to and not exclusive of any other rights to which such Officers and Directors may be entitled.

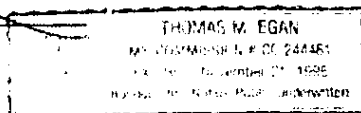
IN WITNESS WHEREOF, the undersigned incorporator has hereunto set his hand on this 3 day of August, 1995.

*Albert J. Strehle, Jr.*  
\_\_\_\_\_  
Albert J. Strehle, Jr.  
Incorporator

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged and subscribed before me for the purpose therein stated by Albert J. Strehle, Jr. who produced Florida Driver Licenses as identification and did not take an oath, on this 3rd day of August, 1995.

*[Signature]*  
Notary Public



FILED  
SECRETARY OF STATE  
CORPORATION  
55 AUG -8 PM 1:07

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

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In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

First -- That Ballard Acres Replat Property Owners Association, Inc. desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at the City of Ocala, County of Marion, State of Florida, has named Albert J. Strehle, Jr. located at 4801 NW Anthony Road, Ocala, FL 34475, as its agent to accept service of process within this state.

ACKNOWLEDGEMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

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

By: Albert J. Strehle  
Resident Agent  
Albert J. Strehle, Jr.