

N96000002816

CAPITAL CONNECTION, INC.

417 E. Virginia St., Suite 1, Tallahassee, FL 32301, (904)224-8870
 Mailing Address: Post Office Box 10349, Tallahassee, FL 32302
 TOLL FREE No. 1-800-342-8062
 FAX (904) 222-1222

RE: Debarry Unit 15 Homeowners
ASSOCIATION, Inc. 96 MAY 28 11 01

C.C. FEE, SEC DISBURSED OF STA
 TALLAHASSEE, FLOR

NAME _____
 FIRM _____
 ADDRESS _____

- Capital Express™
- Art. of Inc. File
- Corp. Record Search
- Ltd. Partnership File
- Foreign Corp. File
- () Cert. Copy(s)
- Art. of Amend. File
- Dissolution/Withdrawal
- C U S -
- Fictitious Name File
- Name Reservation
- Annual Report/Reinstatement
- Reg. Agent Service
- Document Filing

PHONE () _____

Service: Top Priority _____ Regular _____
 One Day Service Two Day Service

To us via _____ Return via _____

Mailor No.: _____ Express Mail No. _____

State Fee \$ _____ Our \$ _____

- 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 Prop.
- FAX () pgs.

Handwritten notes:
 5/28/96
 PH 5/29/96
 PH 5/28/96

SUBTOTALS _____

REQUEST	TAKEN	CONFIRMED	APPROVED
DATE	5/28/96		
TIME	9:30		CK No. _____
BY	CD		

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

WALK-IN Will Pick Up _____

Please remit invoice number with payment
 TERMS: NET 10 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



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

May 28, 1996

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

SUBJECT: DEBARY UNIT 15 HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W96000011274

We have received your document for DEBARY UNIT 15 HOMEOWNERS 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):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation. A statement making reference to the bylaws is acceptable.

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) 487-6915.

Pamela Hall
Document Specialist

Letter Number: 296A00026578

Corrected

ARTICLES OF INCORPORATION
OF
DEBARY UNIT 15 HOMEOWNERS ASSOCIATION, INC.

FILED
96 MAY 29 AM 8:58
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

(A corporation not for profit)

In compliance with the requirements of Chapter 617 (Part I) of the Florida Statutes, the undersigned, all of whom are residents 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 so hereby certify:

ARTICLE I

The name of the corporation is DEBARY UNIT 15 HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

The principal office of the Association is located at 100 DeBary Plantation, DeBary, Florida. Blvd.

ARTICLE III

Tack Afflebach, whose address is 100 DeBary Plantation Blvd., DeBary, Florida, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSES AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes which it is formed are to provide for maintenance, preservation and control of the residential lots and Common Area, and to promote the health, safety and welfare of the residents within the DEBARY UNIT 15 HOMEOWNERS ASSOCIATION, INC. and any additions thereto as may hereafter be brought within the jurisdiction of this Association. In furtherance of their purposes, the Association shall:

a) have the duty to operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit no. ~~4-127-0063029~~ ^{- ERP} requirements and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein.

b) have the power to levy and collect adequate assessments against members of the Association for costs of maintenance and operation of the surface water or stormwater management system.

c) have the power to exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration of Covenants and Restrictions, (hereinafter called the "Declaration"), applicable to DEBARY UNIT 15 HOMEOWNERS ASSOCIATION, INC. and which is recorded in the Official Public Records of Volusia County, Florida, and as the same may be amended from time to time as herein provided, said Declaration being incorporated herein as if set forth at length.

d) have the power to 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.

The assessments shall also be used for the maintenance and repair of the surface water or stormwater management systems including, but not limited to, work within retention areas, drainage structures and drainage easements.

e) have the power 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.

f) have the power borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

g) have the power to 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.

h) have the power to participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area.

i) have the power to 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 in any lot which is subject by covenants of record to assessment by the Association, including contract purchasers, shall automatically 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.

ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A member(s) shall consist of all of the Owners with the exception of the Declarant. The Class A member shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, all such person shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with response to any Lot.

Class B. Class B shall be the Declarant (as defined in the Declaration), and shall be entitled to seven (7) votes for each Lot owned. 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:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or
- (b) the date the Declarant (or its successors or assigns) voluntarily relinquishes control of the Association to the Class A members, or
- (c) on January 1, 2006.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors composed of three (3) directors. Directors need not be members of the Association. The directors shall be elected as stated in the By-Laws 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>
Jack Afflebach	100 DeBary Plantation Blvd. DeBary, Florida 32713
Betty Chesser	100 DeBary Plantation Blvd. DeBary, Florida 32713
Roger Van Auker	100 DeBary Plantation Blvd. DeBary, Florida 32713

ARTICLE VII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than three-fourths (3/4) of the 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 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, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE IX

DURATION


Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE X

AMENDMENTS

Amendment to these Articles shall require the assent of two-thirds (2/3) of the membership entitled to vote (2/3 of each class of members if more than one class of members exist at the time of the Amendment).

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the corporation of this Association have executed these Articles of Incorporation this 9 day of MAY, 1996.



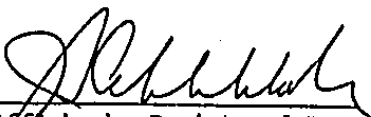
Jack Afflebach
Incorporator

DESIGNATION AND
ACCEPTANCE OF REGISTERED AGENT

FILED
96 MAY 29 AM 8:58
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

OF
DEBARY UNIT 15 HOMEOWNERS ASSOCIATION, INC.

Having been named as Registered Agent for the above-stated Association, the undersigned hereby agrees to act in this capacity, and the undersigned further agrees to comply with the provisions of all statutes relative to the property and complete performance of the undersigned's duties.



Jack Afflebach, Registered Agent

Address: 100 DeBary Plantation Blvd.
DeBary, Florida 32713

Dated: 5/9/96