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12/20/96

FLORIDA DIVISION OF CORPORATIONS  
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((H96000017872 8))

TO: DIVISION OF CORPORATIONS

FAX #: (904)922-4001

FROM: DAVIS, BROWING & SCHNITKER  
 CONTACT: ANNETTE M SOWELL  
 PHONE: (904)973-4186

ACCT#: 075010002255

FAX #: (904)973-8564

NAME: JEFFERSON ACRES NORTH PROPERTY OWNER'S ASSOC

AUDIT NUMBER.....H96000017872

DOC TYPE.....FLORIDA PROFIT CORPORATION OR P.A.

CERT. OF STATUS..0

PAGES..... 6

CERT. COPIES.....1

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AUDIT NUMBER	TYPE	STATUS	DOC NUM	CORPORATE NAME
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 TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION  
OF  
JEFFERSON ACRES NORTH PROPERTY OWNER'S ASSOCIATION, INC.

The undersigned subscribers to these Articles of Incorporation, each a natural person competent to contract, hereby associate themselves together to form a corporation not for profit under Chapter 617 of the laws of the State of Florida.

FILED  
DEC 20 1996  
TAMPA, FLORIDA

ARTICLE I.

NAME

The name of this corporation is JEFFERSON ACRES NORTH PROPERTY OWNER'S ASSOCIATION, INC.

ARTICLE II

PURPOSES

The corporation is organized as a non-profit corporation under Chapter 617, Florida Statutes, for the following purposes:

a. To obtain, receive, hold title to, convey, assign, replace, repair, manage, maintain, operate and care for real and personal property, including but without limitation, all easements, roads, lakes, ditches, canals, retention or detention areas, drainage and other surface water management works, and other common areas, which are owned by this Corporation, or the owners in common.

b. To facilitate transactions and communications among persons owning property in the development known as Jefferson Acres North.

c. To fix and make assessments against persons and entities owning property in Jefferson Acres North Property Owner's Association, Inc. to collect these assessments, together with necessary court costs and reasonable attorney fees, by any lawful means.

d. Jefferson Acres North Property Owners Association, Inc. shall have the authority to fix and make assessments against persons and entities owning property in Jefferson Acres North, for the purposes set forth in the Articles of Incorporation, including but not limited to, repair and maintenance of roads and ditches; and to collect such assessments, together with necessary court costs and reasonable attorneys fees, by any lawful means, including but not limited to, filing a lien against property in Jefferson Acres North owned by the person or entity not paying the assessment, and foreclosing on the same as provided by law.

Clay A. Schnitker  
Davis, Browning & Schnitker  
901 West Base Street  
Madison, FL 32340  
(904) 973-4186  
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e. To do and perform any obligations imposed upon the association by the declaration of covenants and restrictions or by any permit or authorization from any unit of local, regional, state, or the federal government and to enforce by any legal means the provisions of these articles, the bylaws and the declaration.

f. To exercise all of the powers enumerated in Chapter 617, Florida Statutes, as it now exists or is subsequently amended or superseded, and to do and perform such acts and to have such powers as shall be desirable and necessary in furtherance of any of the powers hereinabove enumerated which are not in derogation of the laws of the State of Florida.

g. This Corporation is organized exclusively for public purposes as a not-for-profit corporation within the meaning of Section 501 (c) (3) of the Internal Revenue Code, and its activities shall be conducted for such purposes in such a manner that no part of its net earnings shall inure to the benefit of any member, director, officer or individual. In addition, the Corporation shall be authorized to exercise the powers permitted non-profit corporation in exercising any one or which it has been organized as described in Section 501 (c) (3) or any amendments or additions thereto.

#### ARTICLE III.

##### MEMBERSHIP

Every person or entity who is, from time to time, the record owner of property within Jefferson Acres North Property Owner's Association, Inc. a member of this Corporation. Membership will be appurtenant to, and may not be separated from the ownership. The initial members of this Corporation shall consist of the incorporators identified in Article V hereof.

#### ARTICLE IV.

##### TERM

The term of this corporation shall be perpetual.

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## ARTICLE V.

INCORPORATOR

The name and residence of the incorporator of this Corporation is:

<u>NAME</u>	<u>ADDRESS</u>
Jeffry L. Forbes	1284-B Timberlane Road Tallahassee, FL 32312

## ARTICLE VI.

DIRECTORS AND OFFICERS

SECTION ONE: The property, affairs, business and operation of the Corporation shall be managed in accordance with the provisions of the By-laws by the Board of Directors, which shall be elected annually by the members as provided in the By-Laws of the Corporation. The Board shall carry out the purposes of the Corporation in compliance with the Articles of Incorporation and By-Laws of the Corporation.

SECTION TWO: The officers of the Corporation shall consist of a President, Secretary and Treasurer, who shall be members of the Board of Directors. The officers shall be appointed yearly in the manner provided by the By-laws.

## ARTICLE VII

INITIAL DIRECTORS

The initial officers and directors of the Corporation are two (2) in number and are as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>TITLE</u>
Jeffry L. Forbes	1284-B Timberlane Road Tallahassee, FL 32312	President
Virginia D. Self	1284-B Timberlane Road Tallahassee, FL 32312	Secretary & Treasurer

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## ARTICLE VIII

REGISTERED OFFICE AND AGENT

The initial registered office of the corporation shall be at 901 West Base Street, Madison, Florida 32340. The initial registered agent of the corporation shall be Virginia R. Selph, whose mailing and physical address is 1284-B Timberlane Road, Tallahassee, FL 32312.

## ARTICLE IX

INITIAL CONTROL BY DEVELOPER

Notwithstanding the other provisions contained in these Articles to the contrary, Atlantic Land Consultant's Inc., or its successors in interest ("Developer") shall have exclusive control over this Corporation until the Developer relinquishes that right or ceases to be the owner of any land in Jefferson Acres North Property Owner's Association, whichever occurs first.

## ARTICLE X

BY-LAWS

The Board of Directors shall adopt By-laws for this Corporation and may from time to time modify, alter, amend or rescind the same by a majority vote of the members of the Board of Directors present at any regular or special meeting.

## ARTICLE XI

AMENDMENTS

These Articles of Incorporation may be amended at any time. Such amendment may be proposed by any member and any such proposal shall be adopted by the approval of a majority of the Board of Directors.

## ARTICLE XI

DISSOLUTION

Upon dissolution of this Corporation, all of its assets remaining after the payment of all costs and expenses of such dissolution shall be distributed to a corporation or entity qualified under Sec 501 (c) (3) of the Internal Revenue Code.

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ARTICLE XII

CERTIFICATION

We, the undersigned subscribers to these Articles of Incorporation, each a natural person competent to contract, hereby associate ourselves together to form a Corporation not-for-profit under the laws of the State of Florida, and to make and file this certificate hereby declaring and certifying that the facts set forth herein are true, and have accordingly set our hands and seals at Madison, Florida, this 18 day of November, 1996.

*Jeffrey L. Forbes*  
\_\_\_\_\_  
Jeffrey L. Forbes

STATE OF FLORIDA  
COUNTY OF MADISON

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County named above to take acknowledgments, personally appeared Jeffrey L. Forbes, to me known to be the person described as the incorporator in, and who executed the foregoing Articles of Incorporation, and acknowledged before me that he subscribed to these Articles of Incorporation.

WITNESS my hand official seal in the County and State named above this 18 day of November, A. D. 1996.

*Virginia D. Self*  
\_\_\_\_\_  
Notary Public

My Commission Expires:



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

IN COMPLIANCE WITH FLA. STAT. 48.091, THE FOLLOWING IS SUBMITTED:

FIRST-- JEFFERSON ACRES NORTH PROPERTY OWNER'S ASSOCIATION, INC., TO ORGANIZE OR QUALIFY UNDER THE LAWS OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT 1284-B Timberlane ROAD, TALLAHASSEE, FLORIDA 32312, STATE OF FLORIDA, HAS NAMED Virginia D. Self, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

Jeffrey L. Forbes  
Jeffrey L. Forbes

Dated: November 18, 1996

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.

Virginia D. Self  
Virginia D. Self  
Resident Agent

Dated: November 18, 1996

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TALLAHASSEE  
FLORIDA