

N9800002907

ROGERS, TOWERS, BAILEY, JONES & GAY

Requestor's Name

106 South Monroe Street - 2nd Floor

Address

Tallahassee, FL 32301 (222-7200)

City/State/Zip

Phone #

* Please call Pat @ 222-7200 if problems.

FILED

98 MAY 21 AM 11:05

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Office Use Only

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

1. Sweetwater Lake Owners' Association, Inc.
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

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-05/21/98-01026--001
*****52.50 *****52.50

- Walk in
 Pick up time 5/21
 Certified Copy
 Mail out
 Will wait
 Photocopy
 Certificate of Status

Filed Articles

NEW FILINGS	
<input checked="" 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

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-05/21/98-01026--002
*****70.00 *****70.00

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

P. Hall MAY 21 1998

(Handwritten signature)

Examiner's Initials	
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**ARTICLES OF INCORPORATION
OF
SWEETWATER LAKE OWNERS' ASSOCIATION, INC.**

FILED
98 MAY 21 AM 11:05
TALLAHASSEE, FLORIDA
SECRETARY OF STATE

In compliance with the requirements of Chapter 191, Florida Statutes, the undersigned (hereinafter referred to as the "Incorporator") hereby file these Articles of Incorporation to form a corporation not-for-profit.

ARTICLE I

NAME OF ASSOCIATION

The name of the corporation is SWEETWATER LAKE OWNERS' ASSOCIATION, INC., hereinafter referred to as the "Association." Its principal office shall be located at 6803 Old Kings Road South, Jacksonville, Florida 32217, or at such other place as the Board of Directors may designate from time to time.

ARTICLE II

SWEETWATER LAKE OWNERS' ASSOCIATION

The Association is established to serve the purposes herein described in relation to the land which is more fully described in the Protective Covenants and Restrictions for Operation and Maintenance of Surface Water or Stormwater Management System (hereinafter referred to as the "Protective Covenants"), as they are recorded in the public records of Duval County, Florida, and as may be amended from time to time

ARTICLE III

PURPOSE AND POWERS

A. The Association does not contemplate pecuniary gain or profit to its Members. The specific purposes for which the Association is formed are:

1. To provide for the ownership, maintenance, preservation, and improvement of real property and personal property held for the common use of two or more of its Members (hereinafter referred to as "Association Property") located within the Property.

2. 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. 4-031-0606-A-ERP requirements and applicable District rules, and shall assist in the enforcement of the Protective Covenants and Restrictions which relate to the surface water or stormwater management system.

3. To exercise such other powers as are transferred to the Association pursuant to the provisions of the Protective Covenants.

4. To provide for the betterment and welfare of the Property; and

B. The Association shall:

1. Exercise all of the powers and privileges and perform all of the duties set forth in the Covenants which are transferred to or imposed on the Association in a written instrument recorded in the public records of Duval County, Florida.

2. Levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

3. Operate without profit for the sole and exclusive benefit of its Members;

4. Have and exercise any and all powers, rights and privileges of a not-for-profit corporation organized under the laws of the State of Florida.

ARTICLE IV

MEMBERSHIP

Every person which is an owner of any portion of the "Property" (as such term is defined in the Protective Covenants) located within the Property shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a portion of the Property. The provisions of this Article IV and the Protective Covenants to the contrary notwithstanding, if any office, retail, multifamily residential development, or other development on the Property is converted or subjected to the condominium form of ownership, the condominium association for said condominium shall be deemed the Member of the Association and the owner of that Property for purposes of these Articles and the Bylaws of the Association. Furthermore, such condominium association shall be entitled to send only one representative to any meeting of the Members of the Association.

ARTICLE V

VOTING RIGHTS

A. Voting rights shall be allocated among the Members of the Association in the manner specified in this Article V and in the Bylaws of this Association.

Each Member shall be entitled to that number of votes which is equal to the total number of acres (rounded to the nearest 1/100th of an acre) in that Member's portion of the Property.

B. When more than one person holds undivided partial interests in any portion of the Property other than as security for the performance of an obligation, all such persons shall be Members except as provided in Article IV above as to condominium associations. The vote for each such portion of the Property shall be exercised as all owners thereof determine, but in no event shall more than one ballot be cast for any portion of the Property. If owners of a portion of the Property attempt to cast more than one ballot, all of same shall be disregarded.

ARTICLE VI

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) appointed Directors until the first biannual meeting of the Members elected in October, 1998, and thereafter by a Board of three (3) Directors, such Board to be selected as provided in the Bylaws. The names and addresses of the persons who shall act as Directors until the election or appointment of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
<u>Chuck Diebel</u>	<u>3986 Boulevard Center Drive</u> <u>Jacksonville, Florida 32207</u>
<u>A. C. Skinner, III</u>	<u>6803 Old Kings Rd. S.</u> <u>Jacksonville, Florida 32217</u>
<u>C. Brightman Skinner, Jr.</u>	<u>6808 Old Kings Rd. S.</u> <u>Jacksonville, Florida 32217</u>

ARTICLE VII

DISSOLUTION

The Association may only be dissolved, other than incident to a merger or consolidation with an organization having similar

purposes, upon the termination of the provisions of the Covenants and the assent given in writing and signed by not less than 75% of the voting interests. 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. Upon dissolution of the Association, other than incident to a merger or consolidation, the remaining assets of the Association, other than the surface water or stormwater management system, 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 not accepted by any appropriate public agency, such assets shall be granted, conveyed, and assigned to any not-for-profit corporation, association, trust, or other organization to be devoted to such similar purposes.

ARTICLE VIII

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 IX

AMENDMENTS

Amendment of these Articles shall be permitted. Provided, however, no such amendment may be inconsistent or in conflict with the terms of the Covenants as the same may be amended from time to time as provided therein. Such amendments shall require the assent of 75% of the voting interests, plus the assent of the Owner if the Owner still owns a portion of the Property. The previous sentence to the contrary notwithstanding, an amendment to correct the number of acres within the Property shall require only the assent of a majority of the Board of Directors or of the Owner if the Owner still owns a portion of the Property. Further, the previous sentences to the contrary notwithstanding, an amendment which alters the surface water or stormwater management system beyond maintenance in its original condition must be approved by the St. Johns River Water Management District prior to such amendment taking effect.

ARTICLE X

OFFICERS

A. The officers of the Association shall be a President, Vice President, Secretary, and Treasurer and such other officers as the Board may from time to time by resolution create. Officers shall be elected for a two (2) year term, and may be removed with or without cause, in accordance with the procedures set forth in the Bylaws.

B. The officers of this Association who shall serve until the first election of their successors are as follows:

President	<u>Chuck Diebel</u>
Vice President	<u>A.C. Skinner, III</u>
Secretary, Treasurer	<u>C. Brightman Skinner</u>

ARTICLE XI

BYLAWS

The Board of Directors shall adopt Bylaws consistent with these Articles and the Protective Covenants.

ARTICLE XII

SUBSCRIBER

The names and addresses of the subscriber to these Articles is:

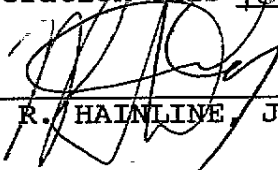
T. R. Hainline, Jr.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

ARTICLE XIII

REGISTERED AGENT

The street address of the initial registered office of this Association is: 6803 Old Kings Road South, Jacksonville, Florida 32217, and the name of the initial registered agent of this Association at that address is A. C. Skinner, III.

IN WITNESS WHEREOF, for the purpose of forming this not-for-profit corporation under the laws of the State of Florida, I, the undersigned, constituting the subscriber of this corporation, have executed these Articles of Incorporation this 18th day of May, 1998.



T. R. HAINLINE, JR.

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18th day of May 1998, by T. R. Hainline, Jr., subscriber of this corporation. He is personally known to me and did not take an oath.



Notary Public, State of Florida



Sheila Evans
MY COMMISSION # CC617793 EXPIRES
April 13, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

Name: _____

My Commission Expires: _____

My Commission Number: _____

(Seal)

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 607.0501, Florida Statutes, the below-named corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is:

Sweetwater Lake Owners' Association, Inc.

2. The name and address of the registered agent and office are:

A. C. Skinner, III

6803 Old Kings Road South

Jacksonville, Florida 32217

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98 MAY 21 AM 11:05
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

SIGNATURE: _____

A. C. Skinner, III

DATE: _____

May 18, 1998