

N99000005390

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Brookestone Property Owners
Association, Inc.

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W99-20683

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☒ Art of Inc. File Cert

☐ LTD Partnership File

☐ Foreign Corp. File

☐ L.C. File

☐ Fictitious Name File

☐ Trade/Service Mark

☐ Merger File

☐ Art. of Amend. File

☐ RA Resignation

☐ Dissolution / Withdrawal

☐ Annual Report / Reinstatement

☒ Cert. Copy

☐ Photo Copy

☐ Certificate of Good Standing

☐ Certificate of Status

☐ Certificate of Fictitious Name

☐ Corp Record Search

☐ Officer Search

☐ Fictitious Search

☐ Fictitious Owner Search

☐ Vehicle Search

☐ Driving Record

☐ UCC 1 or 3 File

☐ UCC 11 Search

☐ UCC 11 Retrieval

☐ Courier

99 SEP -9 AM 10:25
FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

99 SEP -7 PM 12:13
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DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

9/9/10/99

Signature _____

Requested by: CD

9-7-99

11:00

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

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99 SEP -9 PM 3:37

DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

September 8, 1999

CAPITAL CONNECTION, INC.
417 E. VIRGINIA STREET #1
TALLAHASSEE, FL 32302

SUBJECT: BROOKESTONE PROPERTY OWNERS ASSOCIATION, INC.
Ref. Number: W99000020683

We have received your document for BROOKESTONE PROPERTY OWNERS ASSOCIATION, INC.. However, the document has not been filed and is being returned for the following:

The registered agent designated in your document is not an active entity according to our records. Please reinstate this entity (call (850) 487-6059 for information) or designate another entity that is active according to our records.

The registered agent and street address must be consistent wherever it appears in your document.

Please return the original and one copy of 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 (850) 487-6973.

Claretha Golden
Document Specialist

Letter Number: 999A00044310

Corrected

99 SEP -9 AM 10:25

FILED
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DIVISION OF CORPORATIONS

ARTICLES OF INCORPORATION

OF

BROOKESTONE PROPERTY OWNERS ASSOCIATION, INC.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

99 SEP -9 AM 10:25

The undersigned incorporator, for the purpose of forming a corporation not-for-profit pursuant to the laws of the State of Florida, Florida Statutes, Chapter 617, hereby adopts the following Articles of Incorporation:

ARTICLE I

NAME

The name of the corporation is BROOKESTONE PROPERTY OWNERS ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

TYPE OF CORPORATION

The Association is a not-for-profit corporation and has no capital stock.

ARTICLE III

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 IV

PURPOSES AND POWERS

This Association does not contemplate pecuniary gain or profit to its members, and the purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence lots ("Lots") and common maintenance area ("Common Area") within that certain real property described in that certain Declaration of Covenants, Conditions and Restrictions for Brookestone, as amended, executed by Centex Homes, a Nevada general partnership ("Declarant") and Lennar Homes, a Florida corporation, to be recorded in the Official Records of Orange County, Florida, (hereinafter called the "Declaration"), and such additional properties as may be added thereto from time to time by annexation or otherwise as provided in the Declaration and in these Articles; to promote the health, safety and welfare of the residents within such properties and for these purposes 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 said Declaration and as the same may be amended from time to time as therein provided, the Declaration being incorporated herein as if set forth at length;

(b) To fix, levy and collect (enforcing payment by any lawful means) all charges and 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 for example, but not by way of limitation, all licenses, taxes or governmental charges levied or imposed against the property of the Association and for the costs of maintenance and operation of the surface water or stormwater management system;

(c) With the consent of 2/3 of each class of members, to purchase, receive, lease or otherwise own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real property in connection with the affairs of the Association; provided, however, that without obtaining the approval of the membership the Board of Directors may convey the Common Areas to another organization whose purposes are substantially similar to those of the Association and whose membership includes the members of the Association;

(d) To borrow money, and with the assent of two-thirds (2/3) of each class of members to mortgage or pledge any or all of its real or personal property as security for money borrowed or debts incurred;

(e) To engage the services of agents, independent contractors or employees to manage, operate or perform all or any part of the affairs and business of the Association; and

(f) To operate, maintain and manage the surface water or stormwater management system in a manner consistent with the requirements of St. Johns River Water Management District Permit Nos. 40-095-0571-ERP and 40-095-0894-ERP, as amended, and applicable District rules, and to assist in the enforcement of the Declaration which relate to the surface water or stormwater management system.

(g) To do and perform any and all lawful things and acts which in its discretion are necessary or desirable in carrying out any or all of the purposes for which the Association is formed, and pay the costs and/or expenses in connection therewith.

Further, the Association shall have and exercise any and all powers, rights and privileges which a corporation organized under Chapter 617 of the Florida Statutes may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

Every person or entity who is a record owner ("Owner") of a fee or undivided fee interest in any Lot which by the terms of the Declaration is subject, to assessment by the Association, including contract sellers, shall 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. Ownership of such lot shall be the sole qualification of membership.

ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A Members shall be all Owners with the exception of the Declarant and shall be

entitled to one (1) vote for each Lot owned. When more than one person holds such interest in any Lot, all such persons shall be Members, but the vote for such Lot shall be exercised as they among themselves determine, and in no event shall more than one (1) vote be cast with respect to any Lot. The Association may not suspend the voting rights of an Owner or Member.

Class B. Class B Member shall be the Declarant or its assignee or successor who owns Lots (or Lots with Dwellings that have never been occupied) and shall be entitled to three (3) votes for each unoccupied Lot owned by it. Class B membership shall also be attributed to Lot Owners other than Declarant who are Builder Developers and to Heller, if applicable. Class B membership shall cease and be converted to Class A membership upon the occurrence of the earlier of the following:

- (i) upon conveyance of 75% of the Lots to Homeowners;
- (ii) On October 1, 2008;
- (iii) upon the Declarant delivering the written notice executed by the Declarant to the Association converting Class B Membership to Class A Membership. Notwithstanding any provision to the contrary, upon annexation of the Contiguous Property into the Association, the Class B membership shall include Heller, its express successors and assigns.

Members may vote by proxy as provided in the bylaws. No action may be taken which would suspend a Member's right to vote.

ARTICLE VII

ASSOCIATION TURNOVER

Section 1. Time of Turnover. The Turnover of the Association by the Declarant shall occur at the Association Turnover Meeting described in Section 2 below, which meeting shall take place within [consider three (3) months of the occurrence of the following events, whichever occurs earliest:

- (a) October 1, 2008
- (b) Once 75% of the Lots have been sold to Homeowners; or
- (3) Upon Declarant deciding in its sole discretion to voluntarily turnover control of the Association to Owners other than Declarant.

The Declarant, or its successors or assigns, shall remain a Member so long as it owns a Lot or Dwelling subject to this Declaration.

Section 2. Procedure of Calling Association Turnover Meeting. The purpose of the Association Turnover Meeting shall be to elect directors to the Association. No more than sixty (60) days and no less than thirty (30) days prior to the Turnover meeting, the Association shall notify in writing all Members of the date, location, and purpose of the Turnover meeting.

- (a) *Procedure at the Association Turnover Meeting.* A special meeting (the "Association Turnover Meeting") of the membership shall be called in

accordance with the provisions of the By-Laws. At the Association Turnover Meeting (the Non-Declarant Members are obligated to elect a majority of the Board of Directors and assume control of the Association). For the purpose of convening the Association Turnover Meeting, a quorum shall consist of at least 30% of the Members. Among any other business to be presented at such meeting, nominations for places on the Board of Directors shall be taken from the floor and election of the Board of Directors shall be made therefrom. Each Non Declarant Member shall have one (1) vote for every place on the Board of Directors to be filled, but shall be able to cast only one (1) vote for each position to be filled (by way of example, if three (3) positions on the Board of Directors are to be filled, and five (5) persons are nominated for the three (3) positions, then each Non Declarant Member shall have the ability to cast one (1) vote for any three (3) candidates). At the Turnover Meeting and thereafter, the Declarant, with respect to the election of Directors, may cast votes on behalf of each Lot it owns just like any other Member except the Declarant may only cast votes for a minority of the total number of Board Members. By way of example, for a three (3) Member Board of Directors, the Declarant could only cast votes to elect one (1) of the Board Members.

- (b) *By Written Nomination and Written Ballot If The Association Turnover Meeting Fails For Lack Of Quorum.* If a quorum is not present at the Association Turnover Meeting, then, within fourteen (14) days after the time for the Association Turnover Meeting, the Association shall send written notice to each Member that a quorum was not present and that election of Directors shall proceed by written nomination and later by written ballot. In such notice, the Association shall solicit nominations for positions on the Board of Directors and shall require that such written nominations be received by the Association within fourteen (14) days of such notice. Thereafter, the Association shall prepare a written Non Declarant ballot of all persons nominated and shall send such ballot to each Non Declarant Member with notice that the ballot must be returned to and received by the Association within fourteen (14) days of the mailing of such ballot. The Association shall also prepare a separate written ballot for the Declarant of all persons nominated and shall send such ballot to the Declarant with notice that the ballot must be returned to and received by the Association within fourteen (14) days of the mailing of the ballot. Each Non Declarant Member shall have one (1) vote for every place on the Board of Directors to be filled but shall be able to cast only one (1) vote for each position to be filled (by way of example, if three (3) positions on the Board of Directors are to be filled, and five (5) persons are nominated for the three (3) positions, then each Non Declarant Member shall have the ability to cast one (1) vote for any three (3) candidates). At the Turnover Meeting and thereafter, the Declarant with respect to the election of Directors may cast votes on behalf of each Lot it owns just like any other Member except the Declarant may only cast votes for a minority of the total number of Board Members. By way of example, for a three (3) Member Board of Directors, the Declarant could only cast votes to elect one (1) of the Board Members. Those candidates receiving the most votes shall be elected to the Board of Directors and shall take office immediately (at which time all Declarant-appointed Directors shall resign). Such an election shall be valid and effective notwithstanding the receipt by the Association of votes of less Members than required for a quorum at any duly called and authorized meeting, provided, however, that this provision shall apply only to the election of

Directors at the time the Declarant turns control of the Association over to Members other than the Declarant.

Section 3. Procedure for Association Turnover Meeting. The Association Turnover Meeting shall be conducted in accordance with the most recent revision of Robert's Rules of Order.

ARTICLE VIII

AGENT AND OFFICES

The registered office of the Association shall be:

385 Douglas Avenue
Suite 1000
Altamonte Springs, Florida 32714

The registered agent of the Association shall be CENTEX REAL ESTATE CORPORATION, a Florida corporation.

The principal office of the Association is located at 385 Douglas Avenue, Suite 1000, Altamonte Springs, Florida 32714.

ARTICLE IX

BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of not less than 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 but shall always consist of an odd number. The names and addresses of the persons who are to serve until the election of their successors are:

Directors	Address
Patrick Knight	385 Douglas Avenue, Suite 1000 Altamonte Springs, Florida 32714
Ralph Smith, Jr.	385 Douglas Avenue, Suite 1000 Altamonte Springs, Florida 32714
Karoline Matthai	385 Douglas Avenue, Suite 1000 Altamonte Springs, Florida 32714.

At the first annual meeting, the Declarant shall appoint one (1) director for a term of one (1) year, one (1) director for a term of two (2) years, and one (1) director for a term of three (3) years; and, at each annual meeting thereafter, the Class A and Class B members shall elect each succeeding director for a term of three (3) years to fill each expiring term.

ARTICLE X

MERGERS AND CONSOLIDATIONS

To the extent permitted by law, the Association may participate in mergers and consolidations with other not-for-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 voting membership; all subject, however, to the provisions relating to annexation as set forth in the Declaration.

ARTICLE XI

AUTHORITY TO MORTGAGE

After real property has been conveyed to the Association, any mortgage by the Association of the Common Areas defined in said Declaration shall have the assent of two-thirds (2/3) of each class of membership.

ARTICLE XII

AUTHORITY TO DEDICATE

The Association shall have power to dedicate, sell or transfer all or any part of the Common Areas (after same has been conveyed to it) 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 may be effective unless the consent of two-thirds (2/3) of each class of members consent to such dedication, sale or transfer.

ARTICLE XIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than ninety percent (90%) of each class of membership. Upon dissolution of the Association, the assets both real and personal of the Association, shall be dedicated to an appropriate public agency to be devoted, as nearly as practicable, to the same purposes as those to which they were required to be devoted by the Association. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any not-for-profit corporation, association, trust or other organization to be devoted to purposes and uses that would most nearly reflect the purposes and uses to which they were required to be devoted by the Association. This procedure shall be subject to court approval on dissolution pursuant to F.S. 617.05.

Specifically with regard to the surface water or stormwater management system, 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 XIV

MEETINGS FOR ACTIONS GOVERNED BY ARTICLES X THROUGH XIII

In order to take actions under Articles X through XIII, there must be a duly held meeting. Written notice, setting forth the purpose of the meeting shall be given to all members not less than ten (10) days nor more than sixty (60) days in advance of the meeting. The presence of members or of proxies entitled to cast a majority of the votes of each class of membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth above. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

ARTICLE XV

OFFICERS

The officers of the Association shall be a president, vice president, secretary, treasurer and such other officers as the Board may from time to time by resolution create. The officers shall serve at the pleasure of the Board. The Bylaws may provide for the removal from office of officers, for filling vacancies, and for the duties of the officers. The name of the officers who shall serve until their successors are designated by the Board are as follows:

President:	Patrick Knight
Vice President:	Ralph Smith, Jr.
Secretary / Treasurer:	Karoline Matthai.

ARTICLE XVI

BYLAWS

The first Bylaws shall be adopted by the Board and may be altered, amended or rescinded by the Declarant (as defined in the Declaration), the directors or members in the manner provided by the Bylaws.

ARTICLE XVII

AMENDMENTS

Amendments to these Articles shall be proposed and adopted in the following manner:

(a) A resolution setting forth the proposed amendment may be proposed by a majority of the Board or by not less than one-third (1/3) of the membership.

(b) Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member entitled to vote thereon within the time and in the manner provided in the Bylaws for the giving of notice of a meeting of the members. If the meeting is a annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

(c) At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of 2/3 of the votes of each class of membership of the Association.

(d) Any number of amendments may be submitted to the members and voted upon by them at any meeting.

(e) Prior to the closing of the sale of all Lots within the Property, no amendment shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, the Declarant, unless the Declarant shall join in the execution of the amendment.

(f) Upon approval of an amendment to these Articles by the members, the articles of amendment shall be executed and delivered to the Department of State as provided by law, and a copy certified by the Department of State shall be recorded in the public records of Orange County, Florida.

(g) Any amendment made by Declarant, and any amendment made by the members prior to the completion of 75% of the Dwellings that may be constructed within the Property must be approved by the Federal Housing Administration or by the Veterans Administration if any mortgage encumbering a Lot is guaranteed or insured by either agency, and if such amendment materially and adversely affects the Owners or materially and adversely affects the general scheme of development created by the Declaration. Such approval shall specifically not be required where the amendment is made to correct errors or omissions or is required by any Institutional Lender so that such lender will make, insure or guarantee mortgage loans for the Lots, or is required by any governmental authority. Such approval shall be deemed given if either agency fails to deliver written notice of its disapproval of any amendment to Declarant or to the Association within twenty (20) days after a request for such approval is delivered to the agency by certified mail, return receipt requested, or equivalent delivery, and such approval shall be conclusively evidenced by a certificate of Declarant or the Association that the approval was given or deemed given.

ARTICLE XVIII

FHA/VA 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, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

ARTICLE XIX

INCORPORATOR

The name and street address of the incorporator is:

CENTEX REAL ESTATE CORPORATION
385 Douglas Avenue
Suite 1000
Altamonte Springs, Florida 32714

Wherefore, the incorporator, and the initial registered agent, have executed these Articles this
03 day of September, 1999.

CENTEX REAL ESTATE CORPORATION

By:



Ralph Smith, Jr., Development Manager

ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent for the above mentioned Corporation, at the place designated in the foregoing Articles of Incorporation, CENTEX REAL ESTATE CORPORATION, a Nevada corporation, authorized to do business in Florida, hereby accepts such designation and agrees to act in such capacity, and further agrees to comply with the provisions of all statutes relative to the proper and complete performance of its duties as registered agent. It is familiar with, and accepts the duties and obligations of Section 607.0505 of the Florida Statutes.

CENTEX REAL ESTATE CORPORATION

By:


Ralph Smith, Jr., Development Manager

Date:

09/03/99

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99 SEP -9 AM 10:25