

NO2000003081

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ERWIN A. CAUTION
(1897 - 1986)

E. COVINGTON JOHNSTON
(1916-2002)

Internet address:
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April 18, 2002

Secretary of State
State of Florida
Tallahassee, FL 32301

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*****78.75 *****78.75

RE: Anna's Villas Condominium Association, Inc.
Charter

Dear Sirs:

Handwritten signature: J. D. [unclear] [unclear]

Please find enclosed Articles of Incorporation for the above named condominium association and check from Suwannee Valley Title Services, Inc., in the sum of \$78.75.

Please provide us with a certified copy of the Certificate of Incorporation when issued.

Sincerely yours,
[Signature]
James B. Clayton

JEC/wsn
Enclosures

cc: Mr. Levis Lawson
John H. Parker III c/o Suwannee Valley Title Service

Handwritten initials and date: JEC 4/25/02

ARTICLES OF INCORPORATION

OF

ANNA'S VILLAGE CONDOMINIUM ASSOCIATION, INC.

We, the undersigned, associate ourselves for the purpose of forming a corporation, not for profit, under Chapter 617 of the Florida Statutes.

ARTICLE I

The name of the corporation shall be:

ANNA'S VILLAGE CONDOMINIUM ASSOCIATION, INC., (hereinafter referred to as "Condominium").

ARTICLE II

The purpose of this corporation is the operation and management of a condominium known as **ANNA'S VILLAGE CONDOMINIUM ASSOCIATION, INC.,** (hereinafter referred to as the "Condominium"), as the same may now or hereafter be constituted, and to undertake the performance of, and to carry out the acts and duties incident to the administration of the operation and management of said Condominium in accordance with the terms, provisions and authorizations contained herein and in the Declaration of Condominium of Anna's Village Condominium Association, Inc., which is to be recorded among the Public Records of Suwannee County, Florida; and to own, operate, lease, sell, trade, and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said Condominium.

ARTICLE III

The Association shall have the following powers:

1. The Association shall have all of the common law and statutory powers of a corporation not for profit, which are not in conflict with the terms of these Articles, the said Declaration of Condominium, the By-Laws, and the Florida Condominium Act.
2. The Association shall have all the powers of a Condominium Association under and pursuant to Chapter 718, Florida Statutes, the Condominium Act, and shall have all of the powers reasonably necessary to implement the purposes of the

33 Association, including, but not limited to, the following:

34 a. To make, establish and enforce reasonable rules and regulations

35 governing the use of Condominium units, common elements, limited common elements

36 and Condominium property as said terms may be defined in the Declaration of

37 Condominium.

38 b. To make and collect assessments against members as unit owners, to

39 defray the costs, expenses and losses of the Condominium, and to use and expand the

40 proceeds of assessments in the exercise of the powers and duties of the Association.

41 c. To maintain, repair, replace and operate the Condominium property;

42 specifically including all portions of the property to which the Association has the right

43 and power to maintain, repair, replace, and operate in accordance with the Declaration

44 of Condominium, the By-Laws, and Chapter 718 of the Florida Statutes, the

45 Condominium Act.

46 d. To purchase insurance upon the Condominium property and insurance

47 for the protection of the Association and its members, as unit owners, and disburse

48 insurance proceeds pursuant to the provisions of the Declaration of Condominium and

49 By-Laws.

50 e. To reconstruct improvements on the Condominium property after

51 casualty or other loss, and the further improvement of the property.

52 f. To enforce, by legal means, the provisions of the Declaration of

53 Condominium, the By-Laws, and rules and regulations, and all documents referred to in

54 the Declaration and these Articles of Incorporation.

55 g. To contract for the maintenance and management of the Condominium

56 property, and to delegate to such contractors all powers and duties of the Association,

57 except those which may be required by the Declaration of Condominium to have

58 approval of the Board of Directors, or the members of the Association.

59 h. To enter into agreements, to acquire leaseholds, memberships or other

60 possessory or use interests, in land or facilities, intended to provide for the enjoyment,

61 recreation or other use or benefit of the members of the Association.

i. To acquire, by purchase or otherwise, condominium parcels of the
Condominium, subject nevertheless to the provisions of the Declaration of
Condominium and/or By-Laws relative thereto.

j. To approve or disapprove the transfer, mortgage and ownership of units
as may be provided by the Declaration of Condominium and the By-Laws.

k. To employ personnel to perform the services required for operation of
the Condominium.

The powers of the Association shall be subject to, and shall be exercised in
accordance with, the provisions of the Declaration of Condominium and the By-Laws.

ARTICLE IV

Membership in the Association shall be established by the acquisition of
ownership of fee simple title in a unit in the Condominium, whether by conveyance,
devise, judicial decree, or otherwise, subject to the provisions of the Declaration of
Condominium, and by the recordation among the Public Records of Suwanee County,
Florida, of the Deed or other instrument establishing such acquisition and designating
the Condominium unit affected thereby. The owner designated in such Deed or other
instrument shall thereupon become a member of this Association, and the membership
of the prior owner in this Association as to the parcel designated shall be terminated. If
a unit is owned by one person, his right to vote on matters concerning the members of
the Association shall be established by the record title to his unit. If a unit is owned by
more than one person, the vote for the unit owned by them shall be as agreed
unanimously by all such owners, except that all the owners of any such unit may
designate one person to cast the vote for the unit by a certificate signed by all the
record owners of the unit and filed with the Secretary of the Association, which
certificate shall be valid until revoked by one or more of the owners, or superseded by a
subsequent certificate signed by all of the record owners, or until a change in the
ownership of the unit. If a unit is owned by a corporation, trust, real estate investment
trust, or other entity, the natural person entitled to cast the vote for the unit shall be the
person designated by a certificate of appointment signed by the president or vice-

president and attested by the secretary or assistant secretary of the corporation, trust, real estate investment trust, or other entity, and filed with the Secretary of the Association, which certificate shall be valid until revoked or superseded by a subsequent certificate or until a change in the ownership of the unit. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his unit.

ARTICLE V

The Association shall have perpetual existence unless the Condominium is terminated pursuant to the provisions of its Declaration, in which event the Association shall be dissolved in accordance with law.

ARTICLE VI

The principal office of the Association shall be located at Route 3 Box 255, Mayo, Florida 32066, but the Association may maintain offices and transact business in such other places within or without the state of Florida as may from time to time be designated by the Board of Directors.

ARTICLE VII

1. The affairs of this Association shall be managed by a Board consisting of the number of directors determined by the By-Laws, but not less than three (3) directors, and in the absence of such determination, shall consist of three (3) directors. The members of the first Board of Directors need not be members of the Association.

2. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-Laws. The directors named in these Articles shall serve until the first election of directors as provided in Section 718.301, Florida Statutes. Thereupon, election of directors of the Association by the members shall be as provided in Section 718.301, Florida Statutes.

3. The names and addresses of the members of the First Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

NAME

ADDRESS

120 Levis E. Lawson, Sr. Rt 3 Box 255, Mayo, FL 32066
121 Levis E. Lawson, Jr. Rt 3 Box 255, Mayo, FL 32066
122 Frances L. Lawson Rt 3 Box 255, Mayo, FL 32066

123 **ARTICLE VIII**

124 1. The affairs of the Association shall be managed by the President of the
125 Association, assisted by the Vice-President, Secretary and Treasurer, and, if any, the
126 Assistant Secretary and Assistant Treasurer, subject to the directions of the Board of
127 Directors. The Board of Directors, or President, with the approval of the Board of
128 Directors, may employ a managing agent and/or such other managerial and supervisory
129 personnel to administer or assist in the administration of the operation or management
130 of this Condominium and the affairs of the Association, and any such person or entity
131 may be so employed without regard to whether such person or entity is a member of
132 the Association or a director or officer of the Association, as the case may be.

133 **ARTICLE IX**

134 The names and addresses of the officers who are to serve until their successors
135 are designated by the Board of directors are as follows:

136	<u>NAME</u>	<u>ADDRESS</u>
137	President	Levis E. Lawson, Sr. Rt 3 Box 255, Mayo, FL 32066
138	Vice-President	Levis E. Lawson, Jr. Rt 3 Box 255, Mayo, FL 32066
139	Secretary/Treasurer	Frances Lawson Rt 3 Box 255, Mayo, FL 32066

140 **ARTICLE X**

141 Every director and every officer of the Association shall be indemnified by the
142 Association against all expenses and liabilities, including attorney's fees, reasonably
143 incurred or imposed upon him in connection with any proceeding to which he may be a
144 party, or in which he may become involved, by reason of his being or having been a
145 director or officer of the Association, or any settlement thereof, whether or not he is a
146 director or officer at the time such are incurred, except in such cases wherein the
147 director or officer is adjudged guilty of willful malfeasance or misfeasance in the
148 performance of his duties; provided that in the event of a settlement, the indemnification

herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to, and not exclusive of, all other rights to which such director or officer may be entitled.

ARTICLE XI

The By-Laws of the Association shall be adopted by the Board of Directors, and may be altered, amended or rescinded in the manner provided for by the By-Laws.

ARTICLE XII

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

1. Notice of the subject matter of the proposed Amendments shall be included in the notice of any meeting at which such proposed Amendment is considered.

2. Proposed Amendments shall first be presented to the Board of Directors, and shall have been approved in writing by a majority of such Board of Directors, who shall then certify such Amendment for vote of the members of this corporation.

3. Such Amendment must then be approved by the affirmative vote of sixty-six and two-thirds percent (66 2/3%) of the members.

4. A certificate of amendment executed by the duly authorized officers of the corporation shall then be recorded among the Public Records of Suwannee County, Florida.

5. No amendment may be made to the Articles of Incorporation which shall in any manner amend, affect, or modify the provisions and obligations set forth in the Declaration of Condominium.

ARTICLE XIII

The names and addresses of the subscribers to these Articles of Incorporation are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Levis E. Lawson, Sr.	Rt 3 Box 255, Mayo, FL 32066

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179 Levis E. Lawson, Jr. Rt 3 Box 255, Mayo, FL 32066

180 Frances Lawson Rt 3 Box 255, Mayo, FL 32066

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183 **ARTICLE XIV**

184 The Resident Agent for the service of process of this corporation shall be:

185 Levis E. Lawson, Sr., Rt 3 Box 255, Mayo, FL 32066

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187 **IN WITNESS WHEREOF**, the subscribers have affixed their signatures this

188 17 day of April, 2002.

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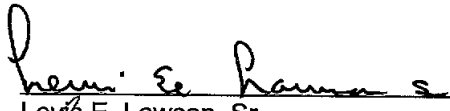
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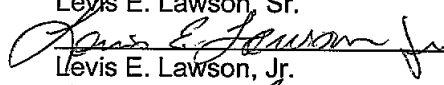
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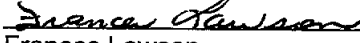
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Levis E. Lawson, Sr.


Levis E. Lawson, Jr.


Frances Lawson

FILED

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

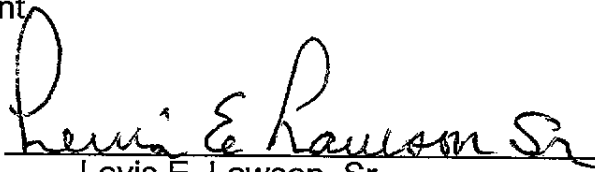
CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 607.0501, Florida Statutes, the mentioned 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: ANNA'S VILLAGE CONDOMINIUM ASSOCIATION, INC.

2. The name and street address of the registered agent and office is:
Levis E. Lawson, Sr.
Route 3 Box 255
Mayo, Florida 32066

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.


Levis E. Lawson, Sr.