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(Requestor's Name)

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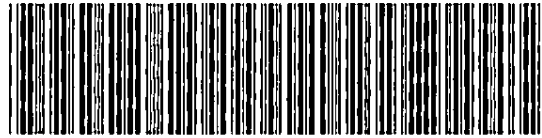
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## CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

three southern oaks property

owners association inc

\_\_\_\_ Art of Inc. File \_\_\_\_\_  
\_\_\_\_ 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 \_\_\_\_\_

Signature \_\_\_\_\_

Requested by: SETH

8/3/17

Name \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

Check-In \_\_\_\_\_

Will Pick Up \_\_\_\_\_

**ARTICLES OF INCORPORATION  
OF  
THREE SOUTHERN OAKS PROPERTY OWNERS ASSOCIATION, INC.  
A NONPROFIT CORPORATION**

The undersigned natural person of legal age, who is a citizen of the State of Florida, acting as incorporator of a corporation under Chapter 617 of the Florida Statutes, does hereby adopt the following Articles of Incorporation for such corporation:

**ARTICLE I**

The name of the corporation (called the Association) is Three Southern Oaks Property Owners Association, Inc.

**ARTICLE II**

The Association is a non-profit corporation.

**ARTICLE III**

The business address and the mailing address of the association is 105 40<sup>th</sup> Court Vero Beach, FL 32968.

**ARTICLE IV**

The existence of this 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 V**

The purposes for which the Association is formed are to provide for maintenance, preservation, and architectural control, and services to the residential lots and improvements thereon, and common area, within a certain subdivided tract of real property described as Three Southern Oaks according to the plat thereof filed in Public Records of Indian River County, Florida, and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purposes, of real property described as follows:

*(See Exhibit "A" Attached)*

In furtherance of such purposes, the Association shall have the power to:

(a) Perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions (the Declaration) applicable to the subdivision and to be recorded in the public records of Indian River County, Florida;

(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means, including foreclosure; and 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 on the property of the Association;

(c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

(d) Borrow money and, subject to the consent by vote of written instrument of two-thirds of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds of each class of members, agreeing to such dedication, sale, or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional property and common areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument of two-thirds of each class of members;

(g) Have and exercise any and all powers, rights, and privileges that a corporation organized under chapter 617 of the Florida Statutes by law it may now or hereafter have or exercise.

(h) The Association shall operate, maintain and manage the surface water or stormwater management system in a manner consistent with the St. John's Water Management District requirements and that issued permit and applicable District rules, and shall assist in the enforcement of the Declaration provisions which relate to the surface water or stormwater management system(s). The Association shall 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.

(i) The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or storm management system.

The Association is organized and shall be operated exclusively for the aforementioned purposes. The activities of the Association shall be financed by assessments on members as provided in the Declaration, and no part of any net earnings shall inure to the benefit of any member.

## ARTICLE VI

The street address of the initial registered office of the Association is 105 40<sup>th</sup> Court Vero Beach, FL 32968, and the name of its initial registered agent is Heather Kline.

## ARTICLE VII

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 assessments by the Association, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

## ARTICLE VIII

The directors shall be elected or appointed as stated in the By-Laws. The number of directors constituting the initial board of directors of the Association is two (2).

## ARTICLE IX

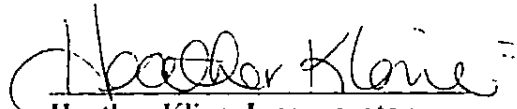
In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 12 of the ERP Permit Applicant's Handbook Volume I, and be approved by the St. Johns Water Management District prior to such termination, dissolution or liquidation.

## ARTICLE X

The name and street address of each incorporator is:

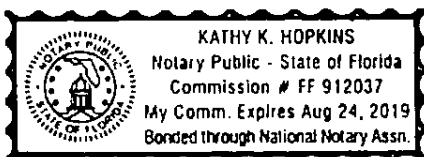
Heather Kline 105 40<sup>th</sup> Court Vero Beach, FL 32968

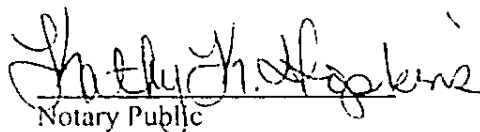
Executed at Vero Beach, Florida, on July 31<sup>st</sup>, 2017.

  
Heather Kline, Incorporator

State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of July, 2017 by Heather Kline who is personally known to me or who produced \_\_\_\_\_ as identification.



  
Notary Public

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

Pursuant to Section 48.091, Florida Statutes, the following is submitted:

**THREE SOUTHERN OAKS PROPERTY OWNERS ASSOCIATION, INC.**, desiring to organize under the laws of the State of Florida with its principal office as designated in the Articles of Incorporation, Vero Beach, Indian River County, Florida, has named Heather Kline at 105 40<sup>th</sup> court Vero Beach, FL 32968, as its agent to accept service of process within this State.

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

Pursuant to Section 48.091, Florida Statutes, the following is submitted:

**THREE SOUTHERN OAKS PROPERTY OWNERS ASSOCIATION, INC.**, desiring to organize under the laws of the State of Florida with its principal office as designated in the Articles of Incorporation, Vero Beach, Indian River County, Florida, has named Heather Kline at 105 40<sup>th</sup> Court Vero Beach, FL 32968, as its agent to accept service of process within this State.

**ACKNOWLEDGMENT:**

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.


  
Heather Kline  
Registered Agent

EXHIBIT "A"

DESCRIPTION:

TRACT 1 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY, AS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA IN PLAT BOOK 2, PAGE 25, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; SAID LAND NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA.

LESS AND EXCEPTING THEREFROM THE EAST 10 ACRES AND THE EAST 2 ACRES OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF SAID TRACT 1." (OFFICIAL RECORDS BOOK 2757, PG. 2322, I.R.CO., FL.)

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ALL OF THE ABOVE DESCRIBED LANDS CONTAINING 28.90 GROSS ACRES, MORE OR LESS.

PARCEL ID. NUMBER 33391900001001000002.0