

N00000003070

TRANSMITTAL LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

4000003240734--4  
-05/05/00--01048--024  
\*\*\*\*122.50 \*\*\*\*\*78.75

SUBJECT: RIVER RUN PLANTATION HOMEOWNERS ASSOCIATION, INC.  
(Proposed corporate name - must include suffix)

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee  
& Certificate

☒ \$122.50  
Filing Fee  
& Certified Copy

☐ \$131.25  
Filing Fee,  
Certified Copy  
& Certificate

ADDITIONAL COPY REQUIRED

FROM: AVERY C. ROBERTS  
Name (Printed or typed)

P.O. BOX 233

Address

LAKE BUTLER, FL. 32054

City, State & Zip

(904) 496-3509

Daytime Telephone number

FILED  
00 MAY -5 PM 2:22  
TALLAHASSEE, FLORIDA

NOTE: Please provide the original and one copy of the articles.

66.  
5.9.00

**ARTICLES OF INCORPORATION  
OF**

**RIVER RUN PLANTATION HOMEOWNERS ASSOCIATION, INC.  
( A NON-PROFIT CORPORATION )**

FILED  
00 MAY -5 PM 2:22  
TALLAHASSEE, FLORIDA

THE UNDERSIGNED, DESIRING TO FORM A CORPORATION NOT FOR PROFIT UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY ADOPTS THE FOLLOWING ARTICLES OF INCORPORATION:

**ARTICLE I – NAME**

THE NAME OF THE CORPORATION IS RIVER RUN PLANTATION HOMEOWNERS ASSOCIATION, INC.

**ARTICLE II – TERM OF EXISTENCE**

THE PERIOD OF DURATION OF THE CORPORATION IS PERPETUAL, UNLESS DISSOLVED ACCORDING TO LAW.

**ARTICLE III – PURPOSE**

THE PURPOSES FOR WHICH THIS CORPORATION IS ORGANIZED ARE FOLLOWING:

- (A) TO ACQUIRE TITLE TO CERTAIN REAL PROPERTY IN ALACHUA COUNTY, FLORIDA TO BE USED AS PRIVATE ROADS ("ROAD SYSTEM") SERVING CERTAIN LOTS LOCATED IN PRIVATE, RECORDED RESIDENTIAL REAL ESTATE SUBDIVISION KNOWN AS "RIVER RUN PLANTATION" (THE DEVELOPMENT) THE LOTS IN THE DEVELOPMENT WHICH SHALL HAVE MEMBERSHIP IN THIS CORPORATION ARE MORE PARTICULARLY KNOWN AS LOTS 1 THROUGH 29 AND 36 THROUGH 83 OF THE RIVER RUN PLANTATION SUBDIVISION.
- (B) TO PROVIDE FOR THE PERPETUAL MAINTENANCE, REPAIR AND UPKEEP TO THE ROAD SYSTEM FOR THE BENEFIT OF THE SEVERAL PROPERTY OWNERS OF THE DEVELOPMENT.
- (C) TO PROVIDE SUCH OTHER SERVICES AND COMMON MAINTENANCE, CARE AND UPKEEP OF THE DEVELOPMENT, INCLUDING COMMON AREAS, RECREATIONAL FACILITIES, PRIVATE UTILITIES AND ANY OTHER COMMON FACILITIES WHICH MAY BE A PART OF THE DEVELOPMENT, AS DETERMINED FROM TIME TO TIME BY VOTE OF A MAJORITY OF THE MEMBERS.
- (D) TO PROVIDE FOR THE MANAGEMENT, MAINTENANCE, OPERATION AND CARE OF REAL AND PERSONAL PROPERTY, INCLUDING, WITHOUT LIMITATION, ALL LAKES, DITCHES, CANALS, RETENTION

OR DETENTION AREAS, DRAINAGE, WETLANDS AND WETLAND MITIGATION AREAS, OTHER SURFACEWATER MANAGEMENT WORKS, ("SURFACEWATER MANAGEMENT SYSTEM") AND OTHER PRESERVATION OR CONSERVATION AREAS WHICH ARE OWNED OR CONTROLLED BY THE CORPORATION.

- (E) TO FIX, MAKE AND COLLECT ASSESSMENTS BY LAWFUL MEANS FOR THE PURPOSE OR MAINTAINING THE ROAD SYSTEM, SURFACEWATER MANAGEMENT SYSTEM, COMMON AREAS, AND OTHER PROPERTY OWNED OR MAINTAINED BY THE CORPORATION, AS PROVIDED HEREIN.

#### **ARTICLE IV - POWERS**

IN CARRYING OUT ITS PURPOSES, THE CORPORATION SHALL HAVE ALL CORPORATE POWERS NOW OR HEREAFTER PROVIDED BY THE LAWS OF THE STATE OF FLORIDA, INCLUDING BUT NOT LIMITED TO:

- (A) THE PURCHASE, OWNERSHIP, MAINTENANCE, CONTROL, SALE, LEASE, MORTGAGING, INCUMBERING OR OTHERWISE DEALING ANY MANNER WITH REAL AND PERSONAL PROPERTY OF EVERY TYPE, KIND AND NATURE.
- (B) THE EMPLOYMENT, DIRECTION AND DISCHARGE OR PERSONNEL NECESSARY TO CARRY OUT THE PURPOSES HEREIN STATED.
- (C) DO ANY AND ALL THINGS NECESSARY, INCIDENTAL, OR DESIRABLE TO ACCOMPLISH ANY AND ALL OF THE PURPOSES AND OBJECTIVES FOR WHICH THE CORPORATION IS ORGANIZED, EITHER ALONE OR IN COOPERATION WITH OTHER CORPORATIONS, FIRMS, OR INDIVIDUALS AND TO CARRY ON ANY LAWFUL ACTIVITY NECESSARY OR INCIDENTAL TO THE ACCOMPLISHMENT OF THE PURPOSES AND OBJECTIVES OF THE CORPORATION.
- (D) MAKE AND COLLECT ASSESSMENTS AGAINST PROPERTY OWNERS IN THE DEVELOPMENT AND USE THE PROCEEDS THEREOF IN THE EXERCISE OF ITS POWERS AND DUTIES, INCLUDING, BUT NOT LIMITED TO THE DEFRAYING OF COSTS AND EXPENSES OR CARRYING OUTS IT'S PURPOSES.
- (E) MAINTAIN, REPAIR, REPLACE AND OPERATE PROPERTY OWNED BY IT, PURCHASE INSURANCE THEREON, AND TO ADOPT REASONABLE REGULATIONS RESPECTING THE USE AND APPEARANCE OR THE ROAD SYSTEM AND OTHER PROPERTY OWNED OR CONTROLLED BY THE CORPORATION, AND TO ENFORCE BY ALL LEGAL MEANS THE PROVISIONS OR THESE ARTICLES OF INCORPORATION AND ANY BY-LAWS OR REGULATIONS ADOPTED PURSUANT HERETO.
- (F) MAINTAIN, REPAIR, REPLACE AND OPERATE AND CARE FOR REAL AND PERSONAL PROPERTY, INCLUDING, WITHOUT LIMITATION, ALL LAKES, DITCHES, CANALS, RETENTION OR

DETENTION AREAS, DRAINAGE AREAS AND OTHER PORTIONS OF THE SURFACEWATER MANAGEMENT SYSTEM, AND PRESERVATION OR CONSERVATION AREAS, WHICH ARE OWNED OR CONTROLLED BY THE CORPORATION IN A MANNER CONSISTENT WITH ANY AND ALL PERMITS ISSUED BY SUWANNEE RIVER WATER MANAGEMENT DISTRICT AND THE OPERATION AND MAINTENANCE PLANS ATTACHED HERETO.

- (G) DO AND PERFORM ANY OBLIGATIONS IMPOSED UPON THE CORPORATION BY LAW OR BY ANY PERMIT OR AUTHORIZATION FOR ANY UNIT OF LOCAL, REGIONAL, STATE, OR FEDERAL GOVERNMENT, AND TO ENFORCE BY ANY LEGAL MEANS THE PROVISIONS OF THESE ARTICLES, THE BY-LAWS AND ANY RESTRICTIONS AFFECTING THE DEVELOPMENT.
- (H) REVIEW AND APPROVE PLANS AND SPECIFICATIONS OF PROPOSED IMPROVEMENTS IN THE DEVELOPMENT TO AS CERTAIN THAT THE SAME COMPLY WITH ALL PROVISIONS OF ANY DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE DEVELOPMENT.
- (I) DO AND PERFORM ANY AND ALL ACTS NECESSARY OR REQUIRED BY THESE ARTICLES, THE BY-LAWS OR ANY DECLARATION OR PROTECTIVE COVENANTS AND RESTRICTIONS AFFECTING THE DEVELOPMENT TO BE DONE BY ANY OWNER OR ANY PROPERTY IN THE DEVELOPMENT, BUT IF NOT DONE BY THE OWNER IN A TIMELY MANNER TO DO AND PERFORM THE SAME AT THE EXPENSE OF THE OWNER, OR AS MAY BE OTHERWISE PROVIDED IN SUCH DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS.

THE FOREGOING ENUMERATION OF POWERS SHALL IN NO WAY BE CONSTRUED TO LIMIT OR RESTRICT IN ANY MANNER THE POWERS OF THE CORPORATION AS MAY BE OTHERWISE PROVIDED OR GRANTED BY LAW.

#### **ARTICLE V – MEMBERSHIP**

MEMBERSHIP IN THE CORPORATION SHALL BE LIMITED TO THOSE PERSONS WHO FROM TIME TO TIME OWN THOSE LOTS IN THE DEVELOPMENT SO DESCRIBED IN COMPOSITE EXHIBIT "A". ALL RECORD OWNERS OF SUCH PROPERTY SHALL, BY VIRTUE OF SUCH OWNERSHIP, BE MEMBERS OF THE CORPORATION. RIGHTS OF SUCH MEMBERS TO VOTE, HOLD OFFICE AS A DIRECTOR OR OFFICER OF THE CORPORATION, OR OTHERWISE EXERCISE ANY RIGHTS OF MEMBERSHIP MAY BE LIMITED, AS PROVIDED IN THE BY-LAWS, TO THOSE PERSONS WHO HAVE PAID ALL ANNUAL DUES AND ASSESSMENTS AND ARE OTHERWISE IN GOOD STANDING PURSUANT TO THE BY-LAWS. MEMBERSHIP SHALL BE AN APPURTENANCE TO OWNERSHIP OF THE PROPERTY IN THE DEVELOPMENT DESCRIBED IN COMPOSITE EXHIBIT "A".

**ARTICLE VI –  
REGISTERED OFFICE, AGENT, AND PRINCIPAL OFFICE ADDRESS**

THE INITIAL REGISTERED OFFICE OF THE CORPORATION IS 255 NORTH LAKE AVENUE, LAKE BUTLER, FLORIDA 32054. THE NAME OF ITS INITIAL REGISTERED AGENT AT SUCH ADDRESS IS **EVERY C. ROBERTS**. THE REGISTERED AGENT BY SIGNING THESE ARTICLES OF INCORPORATION, ACCEPTS APPOINTMENT AS SUCH AND CERTIFIES THAT HE IS FAMILIAR WITH AND ACCEPTS THE DUTIES AND RESPONSIBILITIES AS REGISTERED AGENT FOR THE CORPORATION.

**ARTICLE VII – BOARD OF DIRECTORS**

THE CORPORATION SHALL HAVE A BOARD OF DIRECTORS WHICH SHALL CONSIST OF NOT LESS THAN THREE (3) NOR MORE THAN NINE (9) PERSONS. THE NUMBER OF DIRECTORS MAY BE INCREASED OR DECREASED FROM TIME TO TIME AS PROVIDED IN THE BY-LAWS, BUT SHALL NEVER BE LESS THAN THREE (3). DIRECTORS SHALL BE ELECTED ANNUALLY BY THE MEMBERS AT THE ANNUAL MEETING. THE NAMES AND ADDRESSES OF THE PERSONS WHO SHALL SERVE AS INITIAL MEMBERS OF THE BOARD OF DIRECTORS ARE:

<u>NAME</u>	<u>ADDRESS</u>
EVERY C. Roberts	POST OFFICE BOX 233 LAKE BUTLER, FL 32054
LINDA C. BOLES	6798 CRYSTAL LAKE ROAD STARKE, FLORIDA 32091
BILLY WOODINGTON	255 NORTH LAKE AVENUE LAKE BUTLER, FL 32054

**ARTICLE VII – ORGANIZATIONAL FORM**

THE CORPORATION IS ORGANIZED UPON A NON-STOCK BASIS.

**ARTICLE IX – DISPOSITION OF ASSETS UPON DISSOLUTION**

NO PART OF THE INCOME OF THE CORPORATION SHALL BE DISTRIBUTABLE TO ITS MEMBERS, DIRECTORS OR OFFICERS EITHER DURING THE EXISTENCE OF THE CORPORATION OR UPON ITS DISSOLUTION; PROVIDED, HOWEVER, THAT UPON DISSOLUTION THE ASSETS OF THE CORPORATION SHALL BE TRANSFERRED TO A SUCCESSOR ENTITY, OR TO THE THEN PROPERTY OWNERS IN THE DEVELOPMENT IN SUCH MANNER AS TO ASSURE THAT THE ROAD SYSTEM, SURFACE MANAGEMENT SYSTEM, AND ALL OTHER PROPERTY OWNED BY THE

CORPORATION FOR THE BENEFIT OF PROPERTY OWNERS SHALL BE USED FOR THE BENEFIT OF SEVERAL PROPERTY OWNERS IN THE DEVELOPMENT. PRIOR TO THE DISSOLUTION OF THIS CORPORATION, ALL PROPERTY, INTEREST IN PROPERTY, WHETHER REAL, PERSONAL, OR MIXED, WHICH IS DIRECTLY OR INCLUDING, WITHOUT LIMITATION, ALL LAKES, DITCHES, CANALS, RETENTION OR DETENTION AREAS, DRAINAGE, OTHER SURFACE WATER MANAGEMENT WORKS, AND PRESERVATION OR CONSERVATION AREAS, WETLANDS, AND WETLAND MITIGATION AREAS WHICH ARE OWNED BY THE CORPORATION OR THE OWNERS IN COMMON, WILL BE DEDICATED TO AND ACCEPTED FOR MAINTENANCE BE THE APPROPRIATE UNIT OF GOVERNMENT OR OTHERWISE TRANSFERRED TO AND ACCEPTED FOR MAINTENANCE BE THE APPROPRIATE UNIT OF GOVERNMENT OR OTHERWISE TRANSFERRED TO AND ACCEPTED FOR MAINTENANCE BE AN APPROVED ENTITY. DEDICATION OR APPROVAL MUST BE AUTHORIZED BY SUWANNEE RIVER WATER MANAGEMENT DISTRICT THROUGH MODIFICATION OF ANY AND ALL PERMITS ISSUED BY THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT. SUCH MODIFICATION SHALL BE MADE UNER THE LAWFULLY ADOPTED RULES OF THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT IN EFFECT AT THE TIME OF APPLICATION FOR SUCH MODIFICATION.

#### **ARTICLE X – BY-LAWS AND AMENDMENT OF ARTICLES OF INCORPORATION**

BY-LAWS WILL BE ADOPTED AND MAY BE AMENDED BY THE DIRECTORS OR MEMBERS CONSISTENT WITH THESE ARTICLES OF INCORPORATION AND ANY DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS AFFECTING THE DEVELOPMENT. AMENDMENTS TO THESE ARTICLES OF INCORPORATION MAY BE ADOPTED BY THE DIRECTORS OR MEMBERS IN THE MANNER PERMITTED BY LAW.

ANY AMENDMENTS TO THE BY-LAWS OR THESE ARTICLES OF INCORPORATION WHICH DIRECTLY OR INDIRECTLY IMPACT THE OPERATION AND MAINTENANCE OF THE SURFACEWATER MANAGEMENT SYSTEM, WHICH IS OWNED OR CONTROLLED BY THE CORPORATION, OR THE OWNERS OF LOTS WITHIN THE DEVEOLPMENT IN COMMON, MAY BE MADE ONLY AFTER APPROVAL BY THE SUWANNEE WATER MANAGEMENT DISTRICT. SUCH APPROVAL SHALL BE IN THE FORM OF A MODIFICATION TO ANY AND ALL PERMITS ISSUED BY SUWANNEE WATER MANAGEMENT DISTRICT UNDER THE LAWFULLY ADOPTED RULES OR THE DISTRICT IN EFFECT AT THE TIME OF APPLICATION FOR SUCH MODIFICATION. AMENDMENT TO THESE ARTICLES OF INCORPORATION OR THE BY-LAWS WHICH DOES NOT IMPACT THE OPERATION OR MAINTENTANCE OF THE SURFACE WATER MANAGEMENT SYSTEM MAY BE MADE WITHOUT AUTHORIZATION OF SUWANNEE RIVER MANAGEMENT DISTRICT;

HOWEVER, COPIES OF ANY SUCH AMENDMENTS SHALL BE FORWARDED TO THE DISTRICT OFFICE WITHIN THIRTY (30) DAYS OF APPROVAL.

**ARTICLE XI – NAME AND INITIAL CONTROL BY DEVELOPER**

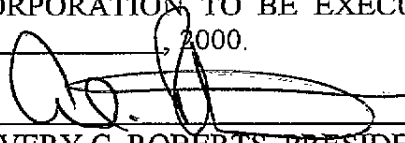
ANY OTHER PROVISIONS IN THESE ARTICLES OF INCORPORATION TO THE CONTRARY NOTWITHSTANDING, AVERY C. ROBERTS OR HIS SUCCESSORS IN INTEREST. (HEREIN “DEVELOPER”) SHALL MAINTAIN INITIAL CONTROL OF THE DEVELOPMENT UNTIL DEVELOPER HAS RELINQUISHED CONTROL TO THIS CORPORATION IN THE MANNER REQUIRED BY LAW, OR RELINQUISHES SUCH RIGHTS, OR CEASES TO BE THE OWNER OR ANY TRACT IN THE DEVELOPMENT. THE DEVELOPER, PRIOR TO RELINQUISHING CONTROL OF THE ASSOCIATION OR OTHERWISE ALLOWING CONTROL TO TRANSFER TO THE DIRECTORS OF THIS CORPORATION SHALL PROVIDE AT LEAST THIRTY (30) DAYS WRITTEN NOTICE TO SUWANNEE RIVER WATER MANAGEMENT DISTRICT THAT ALL TERMS AND CONDITIONS PLACED UPON DEVELOPER BY PERMITS OR AUTHORIZATIONS FROM SUWANNEE RIVER WATER MANAGEMENT DISTRICT HAVE BEEN SATISFIED IN FULL AND THAT TRANSFER IN PROPOSED TO OCCUR ON A SPECIFIED DATE.

**ARTICLE XII – NAME AND ADDRESS OF INCORPORATOR**

THE NAME AND ADDRESS OF THE INCORPORATOR IS:

<u>NAME</u>	<u>ADDRESS</u>
ROBERTS LAND & TIMBER INVESTMENT, CORP.	POST OFFICE BOX 233 LAKE BUTLER, FL 32054

IN WITNESS WHEREOF, THE UNDERSIGNED INCORPORATOR HAS  
EXECUTED THESE ARTICLES OF INCORPORATION TO BE EXECUTED, IN  
DUPLICATE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000.

  
\_\_\_\_\_  
AVERY C. ROBERTS, PRESIDENT  
Incorporator/Registered Agent

STATE OF FLORIDA  
COUNTY OF UNION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000, BY AVERY C. ROBERTS AS  
PRESIDENT OF ROBERTS LAND & TIMBER INVESTMENT, CORP., THE  
INCORPORATOR NAMED IN THE FOREGOING ARTICLES OF  
INCORPORATION, WHO IS PERSONALLY KNOWN TO ME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(SEAL)

\_\_\_\_\_  
(PRINT OR TYPE NAME)

MY COMMISSION EXPIRES: \_\_\_\_\_

FILED  
00 MAY -5 PM 2:22  
TALLAHASSEE, FLORIDA