

# N00000000349C

Ben C. Baynton

Requester's Name

2735 Miller Landing Rd.

Address

TALL FL 32312

/City/State/Zip

Phone #

600003270716--2  
-05/30/00--01103--010  
\*\*\*\*\*70.00 \*\*\*\*\*70.00

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

1. \_\_\_\_\_  
(Corporation Name) (Document #)
2. \_\_\_\_\_  
(Corporation Name) (Document #)
3. \_\_\_\_\_  
(Corporation Name) (Document #)
4. \_\_\_\_\_  
(Corporation Name) (Document #)

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### NEW FILINGS

- ☐ Profit
- ☐ Not for Profit
- ☐ Limited Liability
- ☐ Domestication
- ☐ Other

### AMENDMENTS

- ☐ Amendment
- ☐ Resignation of R.A., Officer/Director
- ☐ Change of Registered Agent
- ☐ Dissolution/Withdrawal
- ☐ Merger

### OTHER FILINGS

- ☐ Annual Report
- ☐ Fictitious Name

### REGISTRATION/QUALIFICATION

- ☐ Foreign
- ☐ Limited Partnership
- ☐ Reinstatement
- ☐ Trademark
- ☐ Other

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TALLAHASSEE, FLORIDA

00 MAY 30 PM 2:54

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DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

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Examiner's Initials

ARTICLES OF INCORPORATION

OF

SWEETWATER RIDGE  
PROPERTY OWNERS ASSOCIATION, INC.

I, the undersigned, acting as incorporator of a nonprofit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation (hereinafter called the Association) is SWEETWATER RIDGE PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE II

The owners of property in SWEETWATER RIDGE shall be members of this Association. The legal description of the property composing SWEETWATER RIDGE is described in Exhibit "A".

The specific primary purposes for which the Association is formed are to provide for maintenance of roads and architectural control of buildings on the residence lots within the subdivision. Generally, the Association's purpose is to promote the health, safety, and welfare of the residents within the subdivision.

In furtherance of the specific and general purposes, the Association shall have power to:

(a) Perform all of the duties and obligations of the Association as set forth in restrictive covenants applicable to the subdivision;

(b) Affix, levy and collect and enforce payment by any lawful means of, all charges and assessments pursuant to the terms of the applicable restrictive covenants; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of

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real and personal property in connection with the affairs of the Association;

(d) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes; or annex additional residential property or common areas, provided that any merger, consolidation or annexation shall have the assent by vote or written instrument of one-half ( $\frac{1}{2}$ ) of each class of members;

(e) Have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the restrictive covenants, and no part of any net earnings of the Association will inure to the benefit of any member.

### ARTICLE III

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is within the property described in Exhibit "A", but excluding persons or entities 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.

### ARTICLE IV

The period of duration of the Association shall be perpetual.

## ARTICLE VI

The affairs of the Association shall be managed by a board of directors, a president and vice president, who shall at all times be members of the board of directors, and a secretary and treasurer. Such officers shall be elected at the first meeting of the board of directors following each annual meeting of members.  
Directors shall be elected according to the by-laws.

The names of the officers who are to serve until the first election are:

|                 |                     |
|-----------------|---------------------|
| BEN C. BOYNTON  | President           |
| ANNE R. BOYNTON | Secretary/Treasurer |

## ARTICLE VII

The number of persons constituting the first board of directors of the Association shall be three (3), and the names and addresses of the persons who shall serve as directors until the first election are:

|                          |                       |
|--------------------------|-----------------------|
| BEN C. BOYNTON           | SUE C. BOYNTON        |
| 2735 Miller Landing Road | 2560 Ox Bottom Road   |
| Tallahassee, FL 32312    | Tallahassee, FL 32312 |

ANN R. BOYNTON  
2735 Miller Landing Road  
Tallahassee, FL 32312

## ARTICLE VIII

The Bylaws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of two-thirds ( $2/3$ ) of each class of members existing at the time of and present at such meeting except that the initial Bylaws of the Association shall be made and adopted by the board of directors.

## ARTICLE IX

affirmative vote of a majority of each class of members existing at the time of, and present at such meeting.

#### ARTICLE X

The Association shall have two (2) classes of voting members as follows:

Class A - Class A members shall be all owners of property within the subdivision with the exception of Declarant, and shall be entitled to one (1) vote for each unit owned as defined in the restrictive covenants. When more than one (1) person holds an interest in any lot, all such persons shall be members. The vote or votes for such lot shall be exercised as such members may determine among themselves.

Class B - The Class B member shall be the Declarant, as such term is defined in the Declaration of Restrictive Covenants of SWEETWATER RIDGE, who shall be entitled to two (2) votes for each lot within the subdivision owned by Declarant. The Class B membership shall cease and be converted to Class A membership as provided in the Declarations of SWEETWATER RIDGE.

#### ARTICLE XI

On dissolution, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association,

ARTICLE XII

Incorporator: Ben C. Boynton  
2735 Miller Landing RD.  
Tallahassee, Fl. 32312

  
\_\_\_\_\_  
Incorporator

I Ben C. Boynton accept my position as registered agent.

  
\_\_\_\_\_  
Registered Agent

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