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Law Offices
HOLDEN, RAPPENECKER, EUBANK and MILLS, P.A.

Meridian Place, Suite S
2772 N.W. 43rd Street
Gainesville, Florida 32606-7433

Telephone (352) 377-5900
Facsimile (352) 371-7615
E-Mail hremlaw@aol.com

Charles I. Holden, Jr.
Stephen A. Rappenecker
Bobbie Lee Eubank
Beth B. Mills

May 26, 2000

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

Re: ST. ALBAN'S WOOD OWNERS ASSOCIATION, INC.

Dear Sir or Madam:

Enclosed please find an original and one copy of the Articles of Incorporation for the above-captioned proposed corporation. Kindly file these Articles and return a certified copy to this office.

Our firm's check in the amount of \$89.75 is enclosed to cover the cost thereof.

Thank you and if you have any questions, please don't hesitate to contact us.

Sincerely yours,

Carol W. Overacker

Carol W. Overacker
Paralegal

:cc
enclosures

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

ST. ALBAN'S WOOD OWNERS ASSOCIATION, INC.

(a Corporation Not for Profit)

By these Articles of Incorporation the undersigned subscribers form a corporation not for profit in accordance with Chapter 617, Florida Statutes, and pursuant to the following provisions (these "Articles"):

ARTICLE I

NAME

The name of this corporation shall be **St. Alban's Wood Owners Association, Inc.** For convenience, the corporation shall be referred to in this instrument as the "Association."

ARTICLE II

DURATION

The Association shall exist perpetually unless and until dissolved according to law. Corporate existence of the Association shall commence upon the filing of these Articles with the Florida Department of State.

ARTICLE III

DEFINITIONS

The following words shall have the definitions set forth below for the purposes of these Articles:

- 3.1 "Association" shall mean and refer to **St. Alban's Wood Owners Association, Inc., a Florida corporation not for profit**, or its successors or assigns.

3.2 "Bylaws" shall mean the Bylaws adopted by the Board of Directors and as amended from time to time.

3.3 "Common Property" shall mean and refer to all real property and any improvements located thereon, all easements, and all personal property, from time to time owned by, controlled by, or intended to be devoted to the use and enjoyment of all Members of the Association and maintained by the Association at common expense. The Association shall also have ownership rights to the recreational easements, drainage easements, and ingress, egress, and public utilities easements, if any, as depicted on the plat of **St. Alban's Wood** or as may from time to time be granted, assigned, or transferred to the Association. All Common Property is to be devoted to and intended for the common use and enjoyment of the Members of the Association, their families, guests, persons occupying Units on a guest or tenant basis, and to the extent designated on recorded plats or authorized by the Board of Directors of the Association.

3.4 The "Declarant" shall mean and refer to **J. S. MacDougall and C. R. MacDougall** and their successors and assigns, except that such successors and assigns shall not have any rights or obligations of the Declarant under the Declaration unless such rights and obligations are specifically set forth in the instrument of succession or assignment, or unless such rights pass by operation of law.

3.5 "Declaration" shall mean the Declaration of Restrictions and Maintenance Covenants for **St. Alban's Wood** as recorded in the Public Records of Alachua County, Florida, for **St. Alban's Wood**.

3.6 "Unit" shall mean and refer to any lot depicted on the plat of **St. Alban's Wood**, together with the attached dwelling unit, erected thereon, excluding Common Property.

3.7 The "Property" shall mean and refer to the real property described in **Exhibit "A"** of the Declaration.

3.8 "Owner" shall mean and include the record fee simple title holder, whether one or more persons or entities, of a Unit, including the Declarant.

3.9 "Member" shall mean and refer to all those Owners who are Members of the Association as provided in Article VII of these Articles.

ARTICLE IV

PRINCIPAL OFFICE

The principal office of the Association in the State of Florida is located at **215 South Main Street, Alachua, Florida 32615**. The Board of Directors may from time to time move the principal office to any other address in the State of Florida.

ARTICLE V

REGISTERED OFFICE AND AGENT

C. R. MacDougall, whose address is **215 South Main Street, Alachua, Florida 32615**, is hereby appointed the initial registered agent of the Association and the registered office shall be at said address.

ARTICLE VI

PURPOSE AND POWERS OF THE ASSOCIATION

The Association is formed to provide for, among other things, the management, improvement, maintenance, operation, care, preservation, and architectural control of the Property and Common Property, ingress, egress, and public utilities easements, recreational easements, drainage easements, including but without limitation, lakes, ditches, canals, retention or detention areas, drainage, other

surfacewater management works, and preservation or conservation areas, wetlands and wetland mitigation areas, which are owned or controlled by the Association or the Owners in common and to promote the recreation, health, safety, and welfare of the Owners. The Association shall have all the powers of a nonprofit corporation organized under the laws of the State of Florida, subject only to such limitations upon the exercise of such powers as are expressly set forth in these Articles, the Bylaws, or the Declaration. The Association shall have the power and duty to do any and all lawful things which may be authorized, assigned, required, or permitted to be done by the Declaration, these Articles, and the Bylaws, and to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association for the benefit of the Owners and for the management, maintenance, administration, and improvement of the Property and Common Property with its jurisdiction. These powers shall include but not be limited to the following:

6.1 To fix, make, and collect assessments against Owners as set forth in the Declaration;

6.2 To borrow money for the benefit of the Association;

6.3 To use and expand the proceeds of assessments and borrowings in a manner consistent with the purpose for which this Association is formed to pay debts and obligations of the Association;

6.4 To review plans and specifications for proposed improvements as set forth in Article VII of the Declaration;

6.5 To maintain, repair, replace, operate, and care for real and personal property, including but without limitation, all lakes, ditches, canals, retention or detention areas, drainage, other surfacewater management works, and preservation or conservation areas, wetlands and wetland mitigation areas, which are owned by or controlled by the Association or the Owners in common in

a manner consistent with the permit issued by the Suwannee River Water Management District and the operation and maintenance plan attached thereto;

6.6 To purchase and maintain insurance in amounts determined by the Board of Directors of the Association;

6.7 To make, amend, impose, and enforce by any lawful means, reasonable rules and regulations of the use of the Common Property and Association property;

6.8 To contract for services with others;

6.9 To do and perform anything required by these Articles, the Bylaws, or the Declaration to be done by the Owner, but if not done by the Owner in a timely manner, at the expense of the Owner, as provided for in Article VI of the Declaration;

6.10 To do and perform any obligations imposed upon the Association by the Declaration or by any permit or authorization from any unit of local, regional, state, or the federal government or the **Turkey Creed Master Owners Association, Inc.**, and to enforce by any legal means the provisions of these Articles, the Bylaws, and the Declaration.

The Association shall not pay dividends, and no part of any income of the Association shall be distributed to its Members, Directors, or Officers.

The foregoing specific duties and responsibilities are not to be construed in any way as limiting the powers of the Association. Rather, the Association will have and exercise all of the powers conferred upon associations so formed.

ARTICLE VII

MEMBERSHIP

Each Owner, including the Declarant, shall be a Member of the Association as provided in the Declaration. The Association membership of each Owner shall be appurtenant to the Unit giving rise to such membership, and shall not be transferred except upon the transfer of title to said Unit, and then only to the transferee of said title thereto. Any transfer of title to Unit shall operate automatically to transfer the membership in the Association appurtenant thereto to the new Owner thereof.

ARTICLE VIII

VOTING RIGHTS

8.1 Voting Rights. The Association shall have two (2) classes of voting membership.

a. Class "A". Class "A" Members shall be all Owners of Units with the exception of the Declarant. Each Class "A" Member shall be entitled on all issues to one (1) vote for each Unit it owns.

b. Class "B". The Class "B" Members shall be the Declarant and any successor of the Declarant who takes title to and to whom Declarant assigns in writing one (1) or more of the Class "B" votes. Upon the execution of this Declaration, the Class "B" Members shall be entitled to fifty (50) votes. Thereafter, the number of Class "B" votes shall be reduced by one (1) vote each time a Unit is conveyed from Declarant to an Owner. The Class "B" membership shall terminate and become converted to Class "A" membership upon the happening of the earlier of the following:

- (1) When the total outstanding Class "A" votes in the Association equal the total outstanding Class "B" votes; or

- (2) Ten (10) years from the date of recording of the Declaration; or
- (3) When, in its discretion, the Declarant so determines; or
- (4) When Declarant no longer owns any portion of the Property.

From and after the happening of any one (1) of these events, the Declarant shall call a meeting as provided in the Bylaws for special meetings to advise the Association membership of the termination of the Class "B" status. In addition, the Declarant, prior to relinquishing control of the Association or otherwise allowing control to transfer to the Directors of the Association through the termination of Class "B" membership, shall provide at least thirty (30) days written notice to the **Suwannee River Water Management District** that all terms and conditions placed upon the Declarant by permits or authorizations from the **Suwannee River Water Management District** have been satisfied in full and that transfer is proposed to occur on a specific date.

The Class "B" Members shall cast on all issues their votes as they among themselves determine. It shall be permitted for the Declarant to retain and cast all Class "B" votes.

8.2 Multiple Owners. Each vote in the Association must be cast by a single vote, and fractional votes shall not be allowed unless in a Class "B" vote. In the event that joint or multiple votes shall be cast, they shall lose their right to vote on the matter in question. If any Owner or Owners cast a vote on behalf of a particular Unit, it shall thereafter be conclusively presumed by the Association for all purposes that he/she was, or they were, acting with the authority and consent of all the Owners thereof.

ARTICLE IX
BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of not less than three (3), nor more than five (5), Directors who need not be Members. The initial Board shall be comprised of three (3) persons. Anything in these Articles to the contrary notwithstanding, until such time as the Declarant has conveyed to purchasers not affiliated with the Declarant all Units, or at such earlier date as may be selected by the Declarant, the Declarant shall be entitled to designate the Board of Directors of the Association. The names and addresses of persons who are to act in the capacity of Director until appointment or election of their successors pursuant to these Articles are:

<u>Name</u>	<u>Address</u>
J. S. MacDougall	215 South Main Street P. O. Box 286 Alachua, FL 32616
C. R. MacDougall	215 South Main Street P. O. Box 286 Alachua, FL 32616
Marilyn J. Steele	376 SW 62 nd Blvd., Apt. 3 Gainesville, FL 32607

Once the Declarant relinquishes its right to appoint the Board of Directors, the Members shall elect the Directors for staggered terms of two (2) years each. The initial elected Directors shall randomly be divided into two (2) categories, one category comprising one (1) newly elected Director who shall serve for an initial term of one (1) year, and the secondary category comprising the remaining newly elected Directors who shall serve for an initial term of two (2) years. All Directors elected after the initial Directors shall serve for terms of two (2) years each. In the event that the

number of Directors comprising the Board of Directors shall exceed three (3), such change in number shall be implemented in such a manner as to have as nearly equal in number as possible the number of Directors whose terms expire in any given year. The Directors shall be required to be either (i) Members of the Association, or (ii) Officers, Directors, representatives, or employees of the Declarant or a corporate Member of the Association.

ARTICLE X

MANAGEMENT OF CORPORATE AFFAIRS

10.1 The affairs of the Association shall be administered by the Officers designated in the Bylaws. The Officers shall be elected by the Board of Directors at the first meeting, and they shall serve at the pleasure of the Board of Directors. The names and addresses of the Officers who shall serve until their successors are designated by the Board of Directors are as follows:

<u>Office</u>	<u>Name</u>	<u>Address</u>
President	J. S. MacDougall	215 South Main Street P. O. Box 286 Alachua, FL 32616
Vice President	C. R. MacDougall	215 South Main Street P. O. Box 286 Alachua, FL 32616
Secretary-Treasurer	C. R. MacDougall	215 South Main Street P. O. Box 286 Alachua, FL 32616

10.2 "Control by Declarant." Notwithstanding any other provisions contained in these Articles to the contrary, **J. S. MacDougall and C. R. MacDougall** shall control the affairs and operations of the Association as they relate to **St. Alban's Wood** including full responsibility for all aspects of Common Property maintenance and development until such time as the Declarant no

longer retains title to any lots in the subdivision. Prior to relinquishing control of **St. Alban's Wood**, the Declarant shall provide at least thirty (30) days written notice to the **Suwannee River Water Management District** that all terms and conditions placed upon the Declarant-developer by permits or authorizations from the **Suwannee River Water Management District** have been satisfied in full and that transfer is proposed to occur on a specific date.

ARTICLE XI

INDEMNIFICATION

11.1 Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding whether civil, criminal, administrative, or investigative, or any settlement of any proceeding, or any appeal from such proceeding to which he may be a party or in which he may become involved by reason of his being or having been a Director or Officer of the Association, or having served at the Association's request at the time such expenses are incurred, regardless of by whom the proceeding was brought, except in relation to matters as to which any such Director or Officer shall be adjusted liable for gross negligence or willful misconduct, provided that in the event of a settlement, the indemnification shall apply only when the Board of Directors of the Association 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 exclusive of all other rights to which such Director or Officer may be entitled.

11.2 Expenses incurred in defending a suit or proceeding whether civil, criminal, administrative, or investigative may be paid by the Association in advance of the final disposition of such action, suit, or proceeding if authorized by all of the non-interested Directors upon receipt of

an undertaking by or on behalf of the Director or Officer to repay such amount if it shall ultimately be determined that he is not to be indemnified by the Association as authorized by these Articles.

11.3 The Association shall have the power to purchase at its expense and maintain insurance on behalf of any person who is or was a Director or Officer of the Association, or is or was serving at the request of the Association as a Director or Officer of another association, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of these Articles.

ARTICLE XII

BYLAWS

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

ARTICLE XIII

AMENDMENTS

Amendments to these Articles of Incorporation shall be made in the following manner:

13.1 Resolution. The Board of Directors shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of Members, which may be either the annual or special meeting.

13.2 Notice. Within the time and in the manner provided in the Bylaws for the giving of notice of meetings of Members, written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member of record entitled to vote

thereon. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

13.3 Vote. 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 a majority of the votes of all Members entitled to vote thereon.

13.4 Multiple Amendments. Any number of amendments may be submitted to the Members and voted upon by them at one (1) meeting.

13.5 Agreement. If all of the Directors and all of the Members eligible to vote sign a written statement manifesting their intention that an amendment to these Articles be adopted, then the amendment shall thereby be adopted as though subsections 13.1 and 13.3 had been satisfied.

13.6 Action without Directors. The Members may amend these Articles without the act of the Directors at a meeting for which notice of the changes to be made was given.

13.7 Limitations. No amendment shall make any changes in the qualifications for Members nor the voting rights of Members without approval in writing of all Members. No amendment shall be made that is in conflict with the Declaration. So long as the Declarant shall own any of the Property no Declarant-related amendment shall be made to the Declaration, or to these Articles or the Bylaws of the Association unless such amendment is first approved in writing by the Declarant. Without limitation, an amendment shall be deemed to be Declarant related if it does any of the following:

a. Directly or indirectly by its provisions or in practical application relate to the Declarant in a manner different from the manner in which it relates to other Owners;

- b. Modifies the definitions provided for by Article I of the Declaration in a manner which alters the Declarant's rights or status;
- c. Modifies or repeals any provision of Article II of the Declaration;
- d. Alters the character and rights of membership as provided for by Article IV of the Declaration or affects or modifies in any manner whatsoever the rights of the Declarant as a Member of the Association;
- e. Alters any previously recorded or written agreement with any public or quasi-public agencies, utility company, political subdivision, public authorities, or other similar agencies or bodies respecting zoning, streets, roads, drives, easements, or facilities;
- f. Denies the right of the Declarant to convey Common Property to the Association;
- g. Modifies the basis or manner of assessment as applicable to the Declarant or any of the Property owned by the Declarant; and/or
- h. Alters or repeals any of the Declarant's rights or any provision applicable to the Declarant's rights as provided for by any such provision of the Declaration.

13.8 Filing. A copy of each amendment shall be certified by the Secretary of State, State of Florida, and be recorded in the Public Records of Alachua County, Florida.

13.9 Water Management District Requirements. Amendments to these Articles or Bylaws, which directly or indirectly impact operation and maintenance of the surfacewater management system, including but without limitation, all lakes, ditches, canals, retention or detention areas, drainage, other surfacewater management works, and preservation or conservation areas, wetlands and wetland mitigation areas, which are owned or controlled by the Association or the Owners in

common, may be made only after approval by the **Suwannee River Water Management District**. Such approval shall be in the form of a modification to any and all permits issued by the **Suwannee River Water management District** under the lawfully adopted rules of the **Suwannee River Water Management District** in effect at the time of application for such modification. Amendments to these Articles or the Bylaws which do not impact operation or maintenance of the system may be made without authorization of the **Suwannee River Water Management District**; however, copies of any such amendments shall be forwarded to the District within thirty (30) days of approval.

ARTICLE XIV

SUBSCRIBERS

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

<u>Name</u>	<u>Address</u>
J. S. MacDougall	215 South Main Street P. O. Box 286 Alachua, FL 32616
C. R. MacDougall	215 South Main Street P. O. Box 286 Alachua, FL 32616
Marilyn J. Steele	376 SW 62 nd Blvd., Apt. 3 Gainesville, FL 32607

ARTICLE XV

NON-STOCK CORPORATION

The Association is organized on a non-stock basis and shall not issue shares of stock evidencing membership in the Association; provided, however, that membership in the Association

may be evidenced by a certificate of membership, which shall contain a statement that the Association is a corporation not for profit.

ARTICLE XVI

DISSOLUTION OF ASSOCIATION

The Association may be dissolved with the asset given in writing and signed by not less than two-thirds ($\frac{2}{3}$) of each Class of Member. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization to be devoted to such similar purposes.

Prior to dissolution of the Association, all property, interest in property, whether real, personal, or mixed, which is directly or indirectly related to the surfacewater management system, including but without limitation, all lakes, ditches, canals, retention or detention areas, drainage, other surfacewater management works, and preservation or conservation areas, wetland, and wetland mitigation areas, which are owned by the Association or the Owners in common, will be dedicated to and accepted for maintenance by the appropriate unit of government or otherwise transferred to and accepted for maintenance by an approved entity. Dedication or approval must be authorized by the **Suwannee River Water Management District** through modification of any and all permits or authorizations issued by the **Suwannee River Water Management District**. Such modification shall be made under the lawfully adopted rules of the **Suwannee River Water Management District** in effect at the time of application for such modification.

IN WITNESS WHEREOF, the undersigned subscribers have caused these presents to be executed as of the 26 day of May, 2000.

Signed, sealed, and delivered in our presence as witnesses:

Judy Jones

Printed name of witness signing above

Rebecca S. Cassels

Printed name of witness signing above

Vicky R. Grant

Printed name of witness signing above

J. S. MacDOUGALL

J. S. MacDOUGALL

C. R. MacDOUGALL

C. R. MacDOUGALL

MARILYN J. STEELE

MARILYN J. STEELE

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing Articles of Incorporation was acknowledged before me this 26th day of May, 2000, by **J. S. MacDOUGALL** and **C. R. MacDOUGALL**, who are personally known to me; or have produced:

(If not personally known, check applicable box)

- Driver's License issued within five (5) years from date; or
- Other: _____ as identification.

Judy Jones

Notary Public
Judy Jones

Printed name of Notary signing above

Name, Commission Number, and Expiration Date together with Seal below:



Judy Jones
MY COMMISSION # CC692696 EXPIRES
February 22, 2002
BONDED THRU TROY FAJN INSURANCE, INC.

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing Articles of Incorporation was acknowledged before me this 11th day of May, 2000, by **MARILYN J. STEELE**, who is personally known to me; or has produced:

- (If not personally known, check applicable box)
 Driver's License issued within five (5) years from date; or
 Other: _____ as identification.

Vicky R. Grant

Notary Public
Vicky R. Grant
Printed name of Notary signing above

Name, Commission Number, and Expiration Date together with Seal below:



Vicky R. Grant
MY COMMISSION # CC732124 EXPIRES
April 8, 2002
BONDED THRU TROY FAIN INSURANCE, INC

CIH/ij(co) ST. ALBAN'S WOOD\Articles of Incorporation

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THE STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED AND NAMES AND ADDRESSES OF THE OFFICERS AND DIRECTORS.

The following is submitted in compliance with Chapter 617.023, Florida Statutes:

ST. ALBAN'S WOOD OWNERS ASSOCIATION, INC., a corporation not for profit, organized under the laws of the State of Florida with its principal office at **215 South Main Street, Alachua, Florida 32615**, has named **C. R. MacDougall**, located at **215 South Main Street, Alachua, Florida 32615**, as its agent to accept service of process within the State.

Newly elected Officers:

<u>Office</u>	<u>Name</u>	<u>Address</u>
President	J. S. MacDougall	215 South Main Street P. O. Box 286 Alachua, FL 32616
Vice President	C. R. MacDougall	215 South Main Street P. O. Box 286 Alachua, FL 32616
Secretary-Treasurer	C. R. MacDougall	215 South Main Street P. O. Box 286 Alachua, FL 32616

Newly appointed Directors:

<u>Name</u>	<u>Address</u>
J. S. MacDougall	215 South Main Street P. O. Box 286 Alachua, FL 32616
C. R. MacDougall	215 South Main Street P. O. Box 286 Alachua, FL 32616
Marilyn J. Steele	376 SW 62 nd Blvd., Apt. 3 Gainesville, FL 32607

FILED

2000 MAY 30 AM 10:46

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ST. ALBAN'S WOOD OWNERS
ASSOCIATION, INC.,
a Florida not for profit corporation,

By: 

J. S. MacDOUGALL
its President

I agree as Registered Agent to accept service of process to keep the office open during prescribed hours; to post my name in some conspicuous place in the office as required by law.

ST. ALBAN'S WOOD OWNERS
ASSOCIATION, INC.,
a Florida not for profit corporation,

By: 

C. R. MacDOUGALL
its Registered Agent