

A000000008203

Robert A. Bouta

Requester's Name

P.O. Box 11110 6506

Address

Tallahassee 32314 926-

City/State/Zip

Phone #

6300

Office Use Only

FILED
2000 DEC 13 PM 10:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

1. Commodore Commons of Wakulla County Property
Owners Association, Inc. (Corporation Name) (Document #)

2. (Corporation Name) (Document #)

400003499384--6
-12/13/00--01030--015
*****78.75 *****78.75

3. (Corporation Name) (Document #)

4. (Corporation Name) (Document #)

☐ Walk in

☐ Pick up time

☒ Certified Copy

☐ Mail out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS

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

OTHER FILINGS

- ☐ Annual Report
☐ Fictitious Name

AMENDMENTS

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

REGISTRATION/QUALIFICATION

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

Examined's Initials

BC

12/13

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

COMMODORE COMMONS OF WAKULLA COUNTY PROPERTY OWNER
ASSOCIATION, INC.

The undersigned, acting as incorporator, does hereby adopt the following Articles of Incorporation, pursuant to Chapter 617, Florida Statutes:

ARTICLE I

The name of the corporation shall be COMMODORE COMMONS OF WAKULLA COUNTY PROPERTY OWNER'S ASSOCIATION, INC. with its initial principal place of business 2931-B/ Crawfordville Highway, Crawfordville, FL 32327 and with a Post Office address of P. O. Drawer 1600, Crawfordville, FL 32326, and with Robert A. Routa being its initial registered agent at said address.

ARTICLE II

The corporation shall have perpetual existence, commencing with the filing of these Articles of Incorporation with the Secretary of State, The Capitol, Tallahassee, Florida 32399.

ARTICLE III

The purpose of the corporation shall be to maintain the common areas within COMMODORE COMMONS, including but not limited to the stormwater facility, with Commodore Commons being more particularly described in Exhibit "A" attached, and to perform all acts necessary and incident thereto as may be legal under the laws of the State of Florida and of the United States of America.

ARTICLE IV

Each lot owner within said subdivision shall be a member of this corporation, with each lot being entitled to one vote, with

a majority of the lots constituting a quorum, and with all business of the corporation being transacted upon a majority vote of the lots constituting said quorum or being otherwise present.

ARTICLE V

The business of the corporation shall be transacted by a Board of Directors, consisting of not less than 3 and not more than 5 members. The Board shall be elected by the lot owners pursuant to Article IV, and the Board shall elect a President, Vice-President and Secretary-Treasurer from persons elected to the Board. The Incorporator shall serve as the initial Board of Directors until the initial meeting of the membership.

ARTICLE VI

The name and address of the incorporator is:

Robert A. Routa
Post Office Drawer 1600
Crawfordville, FL 32326

ARTICLE VII

In the event of dissolution of this corporation, the assets shall be transferred to a similar non-profit corporation and shall not inure to the benefit of any other person or organization.

ARTICLE VIII

These Articles of Incorporation and the Bylaws of this Corporation may be amended, altered, made, rescinded or otherwise modified at any time at any regular or special meeting of the membership by a vote of two-thirds of the lot owners with each lot being entitled to one vote.

IN WITNESS WHEREOF, the Incorporator has hereunto set his hand and seal, this 12 day of December, 2000.




Robert A. Rوتا

ACCEPTANCE

I, ROBERT A. ROTA, do hereby accept the designation of registered agent for the foregoing corporation.

Dated this 12 day of December 2000.




Robert A. Rوتا
Registered Agent

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this ____ day of December, 2000, by ROBERT A. ROTA who is personally known to me, or who has produced _____ as identification, and who signed this document in my presence.

WITNESS by hand and official seal, this 12 day of December, 2000.



Notary Public
State of Florida at Large
My commission expires:



Erlene Jaworski
MY COMMISSION # CC837481 EXPIRES
September 15, 2003
BONDED THRU TROY FAIN INSURANCE, INC

Dec. 08 2000 05:20PM P1

Exhibit A

**James "Thurman" Roddenberry
Professional Land Surveyor**

PO Box 100
114 Municipal Avenue
Sepechopy, Florida 32358
USA

Phone: 850-962-2538
Fax: 850-962-1103

FILED
2000 DEC 13 PM 10:41
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

June 26, 2000

Legal Description of a 31.92 Acre Tract
Certified To: Taff Properties, LTD.

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

Commence at an iron pipe marking the Southwest corner of the East half of Lot 76 of the Hartsfield Survey of lands in Wakulla County, Florida and run North 17 degrees 46 minutes 07 seconds West along the West boundary of the East half of said Lot 76 (as monumented) a distance of 1549.43 feet to an iron pipe marking the POINT OF BEGINNING. From said POINT OF BEGINNING run North 17 degrees 55 minutes 12 seconds West along said West boundary (as monumented) 152.95 feet to a re-rod (marked #4261), thence run North 18 degrees 35 minutes 38 seconds East 1245.35 feet to a re-rod (marked #4261) lying on the Southerly right-of-way boundary of Taff Drive, thence run South 71 degrees 28 minutes 37 seconds East along said right-of-way boundary 460.32 feet to a concrete monument (marked #2919), thence run North 73 degrees 23 minutes 19 seconds East along said right-of-way boundary 846.21 feet to a concrete monument (marked #2919) lying on the intersection the with Westerly right-of-way boundary of Trice Lane, thence run South 16 degrees 35 minutes 11 seconds East along said Westerly right-of-way boundary 525.58 feet to a concrete monument (marked #2919), thence leaving said right-of-way boundary run South 73 degrees 23 minutes 25 seconds West 600.00 feet to a concrete monument (marked #2919), thence run South 17 degrees 13 minutes 53 seconds East 359.33 feet to a re-rod (marked #4261), thence run South 72 degrees 29 minutes 21 seconds West 1340.94 feet to the POINT OF BEGINNING containing 31.92 acres, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which should affect the boundaries.

James T. Roddenberry
Surveyor and Mapper
Florida Certificate No: 4261

95-094ac31.92