

CAPITAL CONNECTION, INC.

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

NO10000001294

Peach Way PCO
Subdivision Property
Owners' Association,
Inc.

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-02/23/01--01053--017
*****70.00 *****70.00

- ☒ 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 _____

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TALLAHASSEE, FLORIDA
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RECEIVED
DIVISION OF CORPORATION
01 FEB 23 PM 12:50

APPROVED
AND
FILED

2/23

(h)

Signature _____

Requested by: _____

Name _____

2/23/01 11:58
Date Time

Walk-In _____

Will Pick Up _____

ARTICLES OF INCORPORATION
OF
PEACOCK WAY PCD SUBDIVISION PROPERTY OWNERS' ASSOCIATION, INC.

The undersigned, for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, does hereby adopt the following Articles of Incorporation:

ARTICLE I: NAME

The name of the Corporation is PEACOCK WAY PCD SUBDIVISION PROPERTY OWNERS' ASSOCIATION, Inc..

ARTICLE II: DURATION

The period of duration of the Corporation is perpetual unless dissolved according to law. Corporate existence shall commence upon the filing of these Articles of Incorporation.

ARTICLE III: PURPOSE

The purpose of the Corporation is to operate and maintain the stormwater management system authorized by the St. Johns River Water Management District pursuant to Application No. 42-117-68585-1 and for such other purposes as authorized by Florida law.

ARTICLE IV: DUTIES

The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District Application No. 42-117-68585-1 requirements and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein.

ARTICLE V: POWERS

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 and all common areas dedicated for the use and benefit of all the property owners

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

APPROVED
AND
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within the Peacock Way PCD Subdivision.

ARTICLE VI: ASSESSMENTS

The assessments shall be used for the maintenance and repair of the surface water or stormwater management systems including but not limited to work within retention areas, drainage structures and drainage easements and all common areas dedicated for the use and benefit of all the property owners within the Peacock Way PCD Subdivision.

ARTICLE VII: QUALIFICATION

The qualifications for shareholders and the manner of their admission are stated in the bylaws of the Corporation.

ARTICLE VIII: INITIAL REGISTERED OFFICE AND AGENT

The initial registered officer and agent of the Corporation will be James R. Peacock. The initial address of the principal office of the Corporation will be 707-M Samms Avenue, Port Orange, FL 32119.

ARTICLE IX: INITIAL BOARD OF DIRECTORS

The number of persons constituting the Board of Directors of the Corporation is three (3) initially. The number of directors may be either increased or diminished from time to time by amendment to the bylaws but shall never be less than three (3). The name and address of each person who is to serve as a member of the initial Board of Directors is:

Mr. James R. Peacock, Sr.-	707-M Samms Avenue Port Orange, FL 32119
Mr. Phil Morgan	707-M Samms Avenue Port Orange, FL 32119
Mr. James R. Peacock, Jr.	707-M Samms Avenue Port Orange, FL 32119

Members of the Board shall be selected as set forth in the bylaws.

ARTICLE X: DISSOLUTION

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 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE XI: INCORPORATOR

The name and address of the incorporator of these Articles of Incorporation is James R. Peacock, 707-M Sammes Avenue, Port Orange, FL 32119.

ARTICLE XII: AMENDMENTS

The Corporation reserves the right to amend or repeal any provision of these Articles of Incorporation, or any amendment(s) thereto.

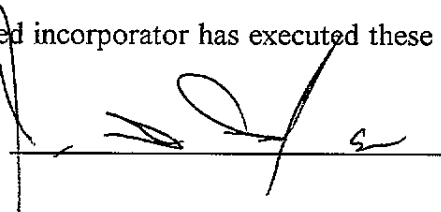
ARTICLE XIII: EXISTENCE AND DURATION

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 21st day of February, 2001.

STATE OF FLORIDA
COUNTY OF Volusia ss.:

The foregoing instrument was acknowledged before me this 21st day of February, 2001, by James R. Peacock, as Incorporator, who is personally known to me or who has produced _____ as identification and who did not take an oath.


Notary Public
State of Florida at Large
Commission No.
My Commission Expires:

CERTIFICATE OF DESIGNATION

REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 607.0501, Florida Statutes, the mentioned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.


1. The name of the corporation is

**PEACOCK WAY PCD SUBDIVISION PROPERTY OWNERS'
ASSOCIATION, INC.**

2. The name and address of the registered agent and registered office is:

Mr. James R. Peacock, Sr.
707-M Samms Avenue
Port Orange, FL 32119

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE-STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.


JAMES R. PEACOCK

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AND
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA