

No 1000004101

DARBY, PEELE, BOWDOIN, PAYNE & KENNON

A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS

HERBERT F. DARBY, P.A.
S. AUSTIN PEELE, P.A.
W. RODERICK BOWDOIN, P.A.
M. BLAIR PAYNE
THOMAS J. KENNON, III
GORDON R. SUMMERS, JR.

ATTORNEYS AT LAW

June 6, 2001

327 NORTH HERNANDO STREET
POST OFFICE DRAWER 1707
LAKE CITY, FLORIDA 32056
TELEPHONE (386) 752-4120
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6053.03-01-319

Florida Department of State
Division of Corporations
Secretary of State
Post Office Box 6327
Tallahassee, Florida 32314

900004383029--9
-06/08/01--01020--009
*****78.75 *****78.75

Gentlemen:

Enclosed are original and copy of Articles of Incorporation of OLD WIRE RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation. Please file the original Articles of Incorporation, certify the copy and return it to us.

Also enclosed is our check in the sum of \$78.75 as payment for the following costs:

Filing fee	\$35.00
Fee for certified copy	8.75
Fee for designation of registered agent	<u>-35.00</u>
Total	\$78.75

The registered agent for this corporation is designated in the Articles of Incorporation and has signed them as an incorporator. We presume no separate certificate is required with regard to the designation of registered agent.

Thank you.

Very truly yours,


S. Austin Peele
For the Firm

SAP:pds
Enclosures
cc: Mr. John H. Deas

FILED
01 JUN -8 AM 9:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RECORDED JUN 13 2001

ARTICLES OF INCORPORATION
OF
OLD WIRE RIDGE HOMEOWNERS ASSOCIATION, INC.
(a not for profit corporation)

FILED
01 JUN -8 AM 9:09
SECRETARY OF STATE
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 OLD WIRE RIDGE HOMEOWNERS
ASSOCIATION, INC. 1214 East Duval Street
Lake City, Florida 32055

ARTICLE II - TERM OF EXISTENCE

The period of the duration of the corporation is perpetual, unless dissolved according to law.

ARTICLE III - PURPOSE

The purposes for which this corporation is organized are the following:

(A) To acquire title in fee simple or by one or more perpetual easements, to certain real property in Columbia County, Florida, to be used in connection with an unrecorded residential real estate subdivision known as Old Wire Ridge (the "Development"), for the following purposes:

- (1) For the Development of private roads, easements, and other rights-of-way within the Development and to serve the Development ("Road System");
- (2) To construct, maintain, repair, replace, operate, and care for all lakes, ditches, canals, retention or detention areas, drainage, or other surface water

management works and preservation or conservation areas, wetlands, and wetland mitigation areas (the "Surface Water Management System").

(B) To provide for the perpetual maintenance, repair, and upkeep to the Road System, and Surface Water Management System for the benefit of the several owners of lots within the Development.

(C) To provide for the management, maintenance, operation, and care of the Surface Water Management System and other preservation or conservation areas which are owned or controlled by the corporation.

(D) To fix, make and collect assessments by lawful means for the purpose of maintaining the Road System and Surface Water Management System, and other property owned or maintained by the corporation, as provided for 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, encumbering, or otherwise dealing in any manner with real and personal property of every type, kind, and nature.

(B) The employment, direction, and discharge of personnel necessary to carry out the purposes herein stated.

(C) To 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) To 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 of carrying out its purposes.

(E) To maintain, repair, replace, and operate property owned by it, purchase insurance thereon, and to make and adopt reasonable regulations respecting the use and appearance of the Road System, Surface Water Management System, and other real or personal property owned or controlled by the corporation, and to enforce by all legal means the provisions of these articles of incorporation and any by-laws or rules and regulations adopted pursuant hereto.

(F) To maintain, repair, replace, operate, and care for real and personal property, including, without limitation, the Road System, and Surface Water Management System, and other preservation or conservation areas, wetlands, and wetland mitigation areas, which are owned by the corporation or controlled by the corporation in a manner consistent with any and all permits issued by the Suwannee River Water Management District and the operation and maintenance plans attached thereto.

(G) To 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, rules and regulations, and any restrictions affecting the Development.

(H) The power and right to review and approve plans and specifications for proposed improvements in the Development to ascertain that the same comply with all provisions of any declaration of protective covenants and restrictions for the Development.

(I) The power to do and perform any and all acts necessary or required by these articles, the by-laws, or any declaration of protective covenants and restrictions affecting the Development to be done by any owner of 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.

ARTICLE V - MEMBERSHIP

Membership in the corporation shall be limited to those persons who from time to time own property in the Development. All record owners of property in the Development 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 property in the Development.

ARTICLE VI - REGISTERED OFFICE AND AGENT

The initial registered office of the corporation is 1214 East Duval Street, Lake City, Florida 32055. The name of its initial registered agent at such address is John H. Deas,

who, by signing these Articles of Incorporation, accepts appointment as such and acknowledges that he is familiar with the obligations of that position.

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 persons constituting the initial Board of Directors of the corporation shall consist of three (3) and the names and addresses of the persons who shall serve as initial members are:

<u>NAME</u>	<u>ADDRESS</u>
John H. Deas	1214 East Duval Street Lake City, Florida 32055
Sue D. Lane	1214 East Duval Street Lake City, Florida 32055
Connie B. Roberts	1214 East Duval Street Lake City, Florida 32055

The Board of Directors shall be elected in the manner provided in the by-laws of the corporation.

ARTICLE VIII - 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 a manner

as to assure that the Road System, Surface Water Management System, and all other property owned by the corporation for the benefit of the property owners, shall be used for the benefit of the several property owners in the Development.

Prior to dissolution of the corporation, all property, interests in property, whether real, personal, or mixed, which are directly or indirectly related to the Surface Water Management System which are owned by the corporation or the owners in common, will be dedicated to the appropriate unit of government or otherwise transferred to another 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.

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 Surface Water Management System, which are owned or controlled by this corporation or the owners of lots within the Development 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 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 operation or maintenance of the Surface Water Management 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 office within thirty (30) days of approval.

ARTICLE XI - INITIAL CONTROL BY DEVELOPER

Any other provisions in these articles to the contrary notwithstanding, Deas-Bullard Properties, a Florida general partnership, or its successors in interest, (herein "Developer") shall maintain initial control of the Development until Developer has relinquished control to this corporation, or relinquishes such rights or ceases to be the owner of any tract in the Development. Developer, prior to relinquishing control of the Development 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 is proposed to occur on a specified date.

ARTICLE XII - NAME AND ADDRESS OF INCORPORATOR

The name and address of the incorporator is:

NAME

John H. Deas

ADDRESS

1214 East Duval Street
Lake City, Florida 32055

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation, this 6th day of June, 2001.

John H. Deas (SEAL)
JOHN H. DEAS

FILED
01 JUN -8 AM 9:09
TALLAHASSEE, FLORIDA
SECRETARY OF STATE

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 6th day of June, 2001, by JOHN H. DEAS, the incorporator named in the foregoing Articles of Incorporation, who is personally known to me or who produced _____ as identification.

(Notarial Seal)

Patricia D. Sepko
Notary Public, State of Florida

Patricia D. Sepko

(print or type name)

My Commission Expires: _____

