

# CAPITAL CONNECTION, INC.

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

**NO20000000613**

Unatin Subdivision Phase IV

Homeowners Association, Inc.

200004831072--4

-01/28/02--01075--004

\*\*\*\*\*70.00 \*\*\*\*\*70.00

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02 JAN 28 PM 1:24

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

☒ 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

RECEIVED  
02 JAN 28 AM 11:56  
DIVISION OF CORPORATION

Signature

Requested by:

Name

Date

Time

Walk-In

Will Pick Up

W02-2379

J. BRYAN JAN 26 2002

J. BRYAN JAN 29 2002



FLORIDA DEPARTMENT OF STATE  
Katherine Harris  
Secretary of State

January 28, 2002

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02 JAN 28 PM 1:24  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

CAPITAL CONNECTION, INC.

SUBJECT: UNATIN SUBDIVISION PHASE IV HOMEOWNERS ASSOCIATION, INC.

Ref. Number: W02000002379

RECEIVED  
02 JAN 29 AM 11:58

We have received your document for UNATIN SUBDIVISION PHASE IV HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6929.

Joey Bryan  
Document Specialist  
New Filing Section

Letter Number: 202A00004751

**RE-SUBMIT**  
PLEASE OBTAIN THE ORIGINAL  
FILE DATE

**ARTICLES OF INCORPORATION**

**of**

**UNATIN SUBDIVISION PHASE IV HOMEOWNERS ASSOCIATION, INC.,**

**a Nonprofit Corporation**

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02 JAN 28 PM 1:24  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

In compliance with the requirements of Non Profit Corporation Law of the State of Florida, the undersigned, all of whom are of full age residents of the State of Florida, have this day voluntarily associated themselves together for the purpose of forming a Corporation not for profit and do hereby swear:

**ARTICLE I**

The name of this corporation is Unatin Subdivision Phase IV Homeowners Association, Inc (hereinafter "Association").

**ARTICLE II**

The principal office of the Association is located at 767 South Nova Road, Ormond Beach, Florida 32174.

**ARTICLE III**

James L. Rose, whose address is 222 Seabreeze Blvd., Daytona Beach, FL 32118, is hereby appointed the initial Registered Agent of this Association.

**ARTICLE IV**

The general nature of the business to be transacted is as follows:

A. To enforce the terms, covenants, conditions and restrictions appertaining to Unatin Subdivision Phase IV Homeowners Association, Inc., as recorded in the Public Records of Volusia County, Florida.

B. To accomplish the foregoing purposes the corporation shall have all corporate powers permitted under Florida law; by way of example, and not limitation, the Corporation is authorized to:

1. exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration," applicable to the property and recorded or to be recorded in the Office of the Clerk of the Circuit Court, in and for Volusia County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth in length;

2. Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

3. acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

4. borrow money and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

5. dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes as shown on the plat of Unatin Subdivision Phase IV and subject to such conditions as may be agreed to by the members and subject to the approval of the City of Port Orange. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

6. participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two thirds (2/3) of each class of members;

7. have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

#### **ARTICLE V**

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from membership of any Lot which is subject to assessment by the Association.

#### **ARTICLE VI**

The Association shall have two classes of voting membership.

Class A. Class A members shall be all Owners, with the exception of the Declarant and shall be entitled to one vote for each Lot owned. When one or more persons holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), and all be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership at the happening of either of the following events, whichever occurs earlier:

- 1) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- 2) on December 31, 2005.

#### **ARTICLE VII**

The affairs of this Association shall be managed by a Board of three (3) Directors. The number of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

Jerome H. Unatin

767 South Nova Road  
Ormond Beach, FL 32174

Steven I. Unatin

767 South Nova Road  
Ormond Beach, FL 32174

Mary I. Unatin

767 South Nova Road  
Ormond Beach, FL 32174

The directors named herein as the first Board of Directors are appointed by the incorporator and shall hold office until the first meeting of members at which time an election of Directors shall be held.

#### **ARTICLE VIII**

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. 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 this 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.

#### **ARTICLE IX**

The Corporation shall exist perpetually.

#### **ARTICLE X**

Amendment to these Articles shall require the consent of seventy-five percent (75%) of the entire membership.

**ARTICLE XI**

The name and address of the subscriber to these Articles of Incorporation is

Steven I. Unatin

767 South Nova Road  
Ormond Beach, FL 32174

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02 JAN 28 PM 1:24  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

I, the undersigned, being the Subscriber and Incorporator of this corporation, for the purpose of forming this nonprofit corporation under the laws of the State of Florida, have executed these Articles of Incorporation, this 25 day of January, 2002.

WITNESSED BY:

Janice C. Rose  
Russ Q. Okey

Steven Unatin  
STEVEN UNATIN, Subscriber

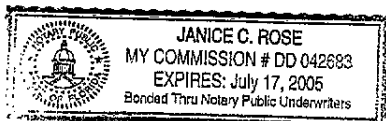
Having been named to accept service of process for the above stated corporation, at the place designated in these Articles, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all Statutes relative to the proper and complete performance of my duties.

James L. Rose, Registered Agent

STATE OF FLORIDA  
COUNTY OF VOLUSIA

BEFORE ME, the undersigned authority, personally appeared Steven I. Unatin to me known to be the person who executed the foregoing Articles of Incorporation and he acknowledged to and before me that he executed such instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25 day of January, 2002.



Janice C. Rose  
Notary Public, State of Florida  
My Commission Expires: