

N02000001516
Crabtree & Fallar, P.A.
ATTORNEYS AND COUNSELORS AT LAW

8777 SAN JOSE BOULEVARD
BUILDING A, SUITE 200
JACKSONVILLE, FLORIDA 32217

R. R. CRABTREE
SCOTT W. FALLAR

TELEPHONE (904) 732-9701
TELECOPIER (904) 732-9702

A. M. CRABTREE, JR.
(1924-1995)

February 12, 2002

Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

600004931256--8
-02/15/02--01059--002
*****78.75 *****78.75

**RE: Articles of Incorporation of Rio Cove Estates
Estates Homeowners' Association, Inc.**

Dear Sir/Madam:

Enclosed is an original and one copy of Articles of Incorporation of Rio Cove Estates Homeowners' Association, Inc. together with our firm check in the amount of \$78.75 in payment of the filing fee, Registered Agent designation, and certified copy fee.

Please file the original of the enclosed Articles of Incorporation and return a certified copy to the undersigned at your earliest convenience. Thank you most cordially for your assistance.

Sincerely,



Scott W. Fallar

SWF/tlr
Enclosure

f:\docs\lrr\riocove\secstate

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
02 MAR -4 AM 11:46

3-4-02
4924
WC



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

February 20, 2002

SCOTT W. FALLAR, ESQ.
8777 SAN JOSE BLVD., SUITE 200
JACKSONVILLE, FL 32217

SUBJECT: RIO COVE ESTATES HOMEOWNERS' ASSOCIATION, INC.
Ref. Number: W02000004924

We have received your document for RIO COVE ESTATES HOMEOWNERS' ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The effective date is not acceptable since it is not within five working days of the date of receipt.

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) 245-6995.

Wanda Cunningham
Document Specialist
New Filing Section

Letter Number: 402A00010450

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
02 MAR -4 AM 11:46

**ARTICLES OF INCORPORATION
OF
RIO COVE ESTATES
HOMEOWNERS' ASSOCIATION, INC.**

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
02 MAR -4 AM 11:46

The undersigned, acting as incorporator of a corporation not for profit pursuant to Chapter 617, Florida Statutes, adopts the following Articles of Incorporation:

ARTICLE I - NAME

The name of the corporation is RIO COVE ESTATES HOMEOWNERS' ASSOCIATION, INC., hereafter called the "Association".

ARTICLE II - PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The principal place of business and mailing address of the Association is 1872 Everlee Road, Jacksonville, Florida 32245.

ARTICLE III - DURATION

The Association shall have perpetual duration. The effective date of the corporation shall commence upon the date of execution hereof.

ARTICLE IV - PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit, direct or indirect, to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the Units and Common Area within that certain tract of property described as:

See Exhibit "A" Attached

SUBJECT, however, to building restriction lines, easements, dedicated roads, and streets, and other matters shown on said plat.

and to promote the health, safety and welfare of the owners within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association.

ARTICLE V - MEMBERSHIP

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 ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI- VOTING RIGHTS

The Association shall have two classes of voting membership:

(i) Class A. Class A Members shall be all Owners with the exception of the Developer while the Developer is a Class B Member. Class A Members shall be entitled to one vote for each Lot such Class A Member owns. When more than one person holds an interest in any Lot, other than as security for the performance of an obligation, all such persons shall be Members. The vote for such parcel shall be exercised as they determine by written designation to the Association, but in no event shall more than one vote be cast with respect to any Lot.

(ii) Class B. The Class B Member shall be the Developer, who shall be entitled to ten (10) votes for every Lot owned by the Developer. The Class B membership shall cease and be converted to Class A membership when the Developer no longer owns any property within the Property or when the Developer, in his sole discretion, elects to transfer his interest to the Class A Membership.

ARTICLE VII - MANNER OF ELECTION OF OFFICERS AND DIRECTORS

The officers and directors are to be elected in accordance with the Corporate Bylaws. The names and addresses of the initial officers and directors are as follows:

<u>Name</u>	<u>Address</u>
Joseph C. Robinson, Sr.	1872 Everlee Road Jacksonville, Florida 32245
Shelia E. Robinson	1872 Everlee Road Jacksonville, Florida 32245
Joseph C. Robinson, Jr.	1872 Everlee Road Jacksonville, Florida 32245

ARTICLE VII - OFFICERS

The officers of this corporation shall be as follows:

<u>Name</u>	<u>Title</u>	<u>Address</u>
Walter Rudisiler	President	1872 Everlee Road Jacksonville, FL 32245
Wanda Gore	Vice President	1872 Everlee Road Jacksonville, FL 32245
Kelly Robinson	Secretary/ Treasurer	1872 Everlee Road Jacksonville, FL 32245

At the first meeting, the members shall elect three directors for a term of one year. Thereafter, at each annual meeting, the members shall elect three directors for a period of two years.

ARTICLE VIII - INITIAL REGISTERED AGENT AND STREET ADDRESS

Scott W. Fallar, 8777 San Jose Boulevard, Building A, Suite 200, Jacksonville, Florida 32217, is hereby appointed the initial registered agent of this Association.

ARTICLE IX - INCORPORATOR

The name and street address of the Incorporator for these Articles of Incorporation is:

Scott W. Fallar
8777 San Jose Boulevard
Building A, Suite 200
Jacksonville, FL 32217

The undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation this 25th day of February, 2002.

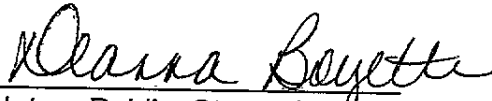


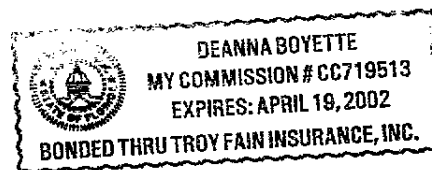
Scott W. Fallar

STATE OF FLORIDA
COUNTY OF DUVAL

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Scott W. Fallar, who is personally known to me and who, after first duly sworn, deposes under oath and said that the foregoing Articles were prepared under his direction and that he had knowledge of the facts stated therein, that said facts are true, and that he executed the same freely and voluntarily and for the purposes stated therein.

Given under my hand and official seal this 25th day of February, 2002.


Notary Public, State of Florida
My commission expires:



CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

IN COMPLIANCE WITH SECTION 607.0501, FLORIDA STATUTES, THE FOLLOWING
IS SUBMITTED:

FIRST THAT RIO COVE ESTATES HOMEOWNERS' ASSOCIATION, INC., WITH ITS
PLACE OF BUSINESS AT 1872 EVERLEE ROAD, JACKSONVILLE, FLORIDA 32245,
HAS NAMED SCOTT W. FALLAR, CRABTREE & FALLAR, P.A., 8777 SAN JOSE
BOULEVARD, BUILDING A, SUITE 200, JACKSONVILLE, FL 32217, AS ITS AGENT TO
ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.


SCOTT W. FALLAR, INCORPORATOR

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE
STATED CORPORATION AT THE PLACE DESIGNATED ABOVE, I HEREBY AGREE TO
ACT IN THIS CAPACITY AND AGREE TO COMPLY WITH THE PROVISIONS OF ALL
STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY
DUTIES.

DATED: February 25, 2002


SCOTT W. FALLAR
REGISTERED AGENT

FILED
CLERK OF STATE
DIVISION OF CORPORATIONS
02 MAR -4 AM 11:47