

No 2000003292

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02 APR 29 PM 1:33

SECRET STATE
TALLAHASSEE, FLORIDA

ARTHUR E. ROBERTS
(1929-1997)

JULIA R. LAW

April 26, 2002

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

Re: Indian Wall Ranches Homeowners Association, Inc.

500005368905--0
-04/29/02--01074--005
****122.50 *****78.75

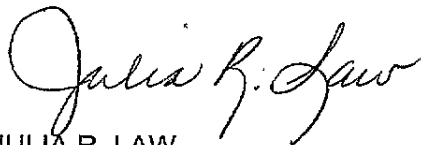
Gentlemen:

Relative to the subject new corporation, enclosed please find the original and one copy of the articles of incorporation, which I would appreciate your filing and returning the copy to me certified.

Also enclosed is my trust account check in the amount of \$122.50, representing the \$35.00 filing fee, \$52.50 for certified copy, and \$35.00 for registered agent fee.

Thanking you for your assistance in this matter, I remain

Sincerely,



JULIA R. LAW

JRL/bs

Enclosures

CB52

ARTICLES OF INCORPORATION
OF
INDIAN WALL RANCHES HOMEOWNERS ASSOCIATION, INC.
(A Florida Non-Profit Corporation)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I

The name of the corporation is INDIAN WALL RANCHES HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

This corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance of water retention areas, stormwater swales and roads within that certain tract of property described as:

ALL THAT REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this corporation for this purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the corporation as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property described in Exhibit "A" attached hereto and recorded or to be recorded in the office of the Clerk of the Circuit Court in and for Marion County, Florida, and as the same may be amended from time to time as therein provided, said declaration being incorporated herein as set forth at length;

(b) 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 corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the corporation;

(c) 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 corporation;

(d) Borrow money, and with the assent of two-thirds (2/3) of the 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;

(e) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the members, agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other non-profit 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 the members;

(g) The corporation 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 Permit No. 42-083-63847-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system;

(h) The corporation shall maintain the private road within the property, currently known as SE 43rd Avenue Road, so as to provide free and passable ingress and egress to the nearest county maintained road.

(i) The corporation shall levy and collect adequate assessments against members of the corporation for the costs of maintenance and operation of the surface water or stormwater management system, and the road currently known as SE 43rd Avenue Road; and

(j) Have and to exercise any and all powers, rights, and privileges which a corporation may now or hereafter have or exercise under the laws of the State of Florida governing corporations not for profit.

ARTICLE III

The term of existence of the corporation shall be perpetual.

ARTICLE IV

There shall be three (3) members of the initial Board of Directors of the corporation. The names and address of the persons who are to serve as directors until the first election thereof are as follows:

FRANK J. BANNING, JR.

4200 SE 120th Street
Bellevue, Florida 34420

CAROL JUNE BANNING

4200 SE 120th Street
Bellevue, Florida 34420

GERALD PULVER

445 Grand Bay Drive
Apartment PH-1-D
Key Biscayne, Florida

Thereafter, the Board of Directors shall be elected by a majority of the members pursuant to the by-laws of the corporation.

ARTICLE V

The affairs of the corporation are to be managed by a President and Secretary-Treasurer. Such officers will be elected annually pursuant to the by-laws of the corporation.

ARTICLE VI

(a) This corporation shall have no capital stock and shall be composed of members rather than stockholders. The membership of the corporation shall consist of owners of a fee interest in any lot included in the lots of Indian Wall Ranches Subdivision, Marion County, Florida. Each member shall be entitled to one vote for each lot owned.

(b) Upon transfer of title to a member's interest in the aforescribed property by death, sale or otherwise, the transferor shall be terminated as a member and the transferee shall be eligible for membership pursuant to the foregoing provisions of this article.

(c) There shall at no time be more than one voting member for each lot included in the lots of Indian Wall Ranches Subdivision, Marion County, Florida.

(d) The recreational area of the above-described property will be used for recreational purposes only. Access thereto will be limited to members of the corporation.

ARTICLE VII

The by-laws of the corporation are to be made, altered or rescinded by the voting members of the corporation.

ARTICLE VIII

These Article of Incorporation may be amended by the act of the voting members of the corporation. Such amendments may be proposed and adopted in the manner provided in the by-laws of the corporation.

ARTICLE IX

This corporation shall be dissolved and its affairs wound up by a two-thirds (2/3) vote of the corporation's voting members or when the object for which the corporation is organized has been fully accomplished.

In the event of termination, dissolution or final liquidation of the corporation, 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 X

The address of this corporation's initial registered office in the State of Florida is 4200 SE 120th Street, Belleview, Florida 34420 . The name of the initial registered agent at the above address is FRANK J. BANNING, JR.

ARTICLE XI

The name and residence address of the subscriber of these Articles of Incorporation are FRANK J. BANNING, JR., 4200 SE 120th Street, Belleview, Florida 34420:

ARTICLE XII

Existence of the corporation shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida.

IN WITNESS WHEREOF, the undersigned, being the incorporator of this corporation under the laws of the State of Florida have executed these Articles of Incorporation on the 22nd day of April, 2002.


FRANK J. BANNING, JR.

STATE OF FLORIDA
COUNTY OF Marion

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared FRANK J. BANNING, JR., who is personally known to me or who has produced _____ as identification, and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of April, 2002.



Judith A Ponder
My Commission CC929757
Expires April 20, 2004

Judith A. Ponder
Notary Public

EXHIBIT "A"

Commencing at the Northwest corner of the West $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 2, Township 17 South, Range 22 East, Marion County, Florida; thence South 00 degrees 07'48" East along the West line of said West $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 2 a distance of 1345.91 feet to a concrete monument at the Point of Beginning; thence continue South 00 degrees 07'48" East 1356.50 feet to a concrete monument at the Southwest corner of said West $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 2; thence North 89 degrees 31'52" East 1326.59 feet to a concrete monument at the Southeast corner of said West $\frac{1}{2}$ of the NE $\frac{1}{4}$; thence North 00 degrees 09'16" West along the East line of said West $\frac{1}{2}$ of the NE $\frac{1}{4}$ a distance of 1356.50 feet to a concrete monument; thence continue North 00 degrees 09'16" West 1335.06 feet to a nail and disc at the Northeast corner of said West $\frac{1}{2}$ of the NE $\frac{1}{4}$; thence North 90 degrees 00'00" West along the North of said NE $\frac{1}{4}$ of Section 2, a distance of 687.65 feet to a nail and disc; thence South 00 degrees 08'32" East 40.00 feet to a concrete monument, said point being the beginning of a curve having a radius of 25.00 feet, a central angle of 89 degrees 51'28" and a chord bearing of South 45 degrees 04'16" East; thence Southeasterly along the arc of said curve 39.21 feet to a concrete monument at the end of said curve; thence South 00 degrees 08'32" East 1275.55 feet to a concrete monument; thence South 89 degrees 31'52" West 663.00 feet to the Point of Beginning.

**STATE OF FLORIDA
DEPARTMENT OF STATE**

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM
PROCESS MAY BE SERVED AND NAMES AND ADDRESSES OF THE OFFICERS
AND DIRECTORS.**

The following is submitted, in compliance with Chapter 617.023, Florida Statutes:

INDIAN WALL RANCHES HOMEOWNERS ASSOCIATION, INC., a corporation not for profit, organized (or organizing) under the laws of the State of Florida, with its principal office at 4200 SE 120th Street, in the City of Belleview, County of Marion, State of Florida, has named FRANK BANNING, JR., located at 4200 SE 120th Street, in the City of Belleview, County of Marion, State of Florida, as its agent to accept service of process within this state.

OFFICERS:

Name	Title	Specific Address
FRANK J. BANNING, JR.	President	4200 SE 120 th Street Belleview, FL 34420
CAROL JUNE BANNING	Secretary/ Treasurer	4200 SE 120 th Street Belleview, FL 34420

DIRECTORS:

Name	Specific Address
FRANK J. BANNING, JR.	4200 SE 120 th Street Belleview, FL 34420
CAROL JUNE BANNING	4200 SE 120 th Street Belleview, FL 34420

BY: _____

FRANK J. BANNING, JR. President

ACCEPTANCE:

I agree as Registered Agent to accept service of process; to keep office open during prescribed hours; to post my name (and any other officers of said corporation authorized to accept service of process at the above Florida designated address) in some conspicuous place in the office as required by law.

FRANK J. BANNING, JR.
Registered Agent

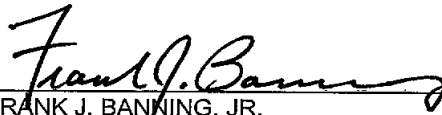
**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/ REGISTERED OFFICE**

FILED
02 APR 29 PM 1:33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

PURSUANT TO THE PROVISIONS OF SECTION 607.0501 OR 617.0501,
FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER
THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT
IN DESIGNATING THE REGISTERED AGENT/REGISTERED OFFICE, IN THE STATE
OF FLORIDA.

1. The name of the corporation is INDIAN WALL RANCHES
HOMEOWNERS ASSOCIATION, INC.

2. The name and address of the registered agent and office is FRANK J.
BANNING, JR., 4200 SE 120th Street, Belleview, Florida 34420. 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.


FRANK J. BANNING, JR.
Registered Agent

Date: 4/17/02