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memo

Law Office Of  
**JOHN R. COOK**  
202 NW 5th Ave.  
Okeechobee, FL 34972  
(863) 467-0297 Fax (863) 467-4798

Date 5/22/02

To DIVISION OF CORPORATIONS

Subject RIVER RUN HOMEOWNER'S ASSOCIATION  
INC.

P.O. BOX 6327

TALLAHASSEE, FL. 32314

Enclosed you will find the articles of corporations along with  
a check for \$75.00 for recording. Please contact me if you have  
any questions.

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\*\*\*\*\*75.00 \*\*\*\*\*75.00

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DIVISION OF CORPORATIONS  
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☐ Please reply ☐ No reply necessary

SIGNED

*John R. Cook*

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ARTICLES OF INCORPORATION  
OF  
RIVER RUN HOMEOWNER'S ASSOCIATION INC.

WE, THE UNDERSIGNED, do hereby associate ourselves together for the purpose of becoming a corporation under the laws of the State of Florida, providing for the formation, liability, rights, privileges and immunities of a corporation not for profit organized under Chapter 617, Florida Statutes as now exist, or as hereafter amended.

ARTICLE I

The name of this corporation shall be RIVER RUN HOMEOWNER'S ASSOCIATION INC.

ARTICLE II

The duration of the corporation shall be perpetual, and shall commence at the time of filing these articles with the Department of State. The principal place of business of said corporation shall be in Okeechobee County, Florida, with the privilege of having branch offices at other places within the State of Florida, and within or without the United States of America, the mailing address of the corporation to be: 210 NorthEast 8<sup>th</sup> Ave. Okeechobee, Florida, 34974.

ARTICLE III

The general nature of the business and the objects and purposes to be transacted and carried on are to do any and all things hereinafter named as freely and to the same extent as natural person might or could do, to-wit:

The purpose of the homeowner's association shall be to preserve and protect the mutual interests of those home and landowners in the residential neighborhood established as River Run mobile home park; including meeting to discuss common problems in the neighborhood, solutions to those problems; establish rules and regulations for the homeowners; enforcing deed restrictions and reservations of public record;

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co-ordinating such efforts with law enforcement and other state agencies to assist in enforcement of laws and enhancement of environmental, health, aesthetics and related issues; and to generally promote the area for families and residents to improve the quality of life.

In furtherance of this purpose, as herein set out, this corporation shall have and exercise all powers granted to corporations not for profit under the provisions of the laws of Florida, and from time to time, in addition thereto and not in limitation thereof, to acquire, construct, lease, maintain, and operated any and all buildings, offices, and equipment which may be necessary for desirable for the accomplishment of its purpose.

To solicit and collect funds, assessments and contributions; to receive by gift, deed, bequest or devise, or otherwise acquire money and property of every kind and description for its purpose as herein set forth.

To borrow money, purchase, receive by gift, devise or bequest, hold mortgage, lease, sell or otherwise acquire or dispose of real or personal property of every kind and description as may be necessary or desirable for its purpose; to assess and collect liens for assessments or capital improvements.

To do any and all lawful acts that may be necessary, useful, suitable, desirable or proper for the furtherance, accomplishment, or attainment of its purpose and to cooperated with other individuals, corporations, groups, or agencies engaged in the same or similar purpose.

The association is formed for charitable and benevolent purposes and it is not to be used for business or pecuniary gain or profit of any private person or group of persons.

#### ARTICLE IV

This corporation is organized on a non-stock basis, and membership may be by certificates of membership. Membership in this corporation shall be open to any home or landowner in the neighborhood, as well as other interested individuals in the continued welfare of this neighborhood, regardless of race, color, gender or national origin.

Under the membership, the charter members of this corporation are set out in a list attached hereto.

#### ARTICLE V

The number of directors of this corporation shall not be less than three (3), or more than eleven (11), unless otherwise changed by the by-laws. The directors are charged with the day to day legal and business affairs of the association.

The Board of Directors of this corporation shall consist of the following officers; a President, Vice-President, and Secretary/Treasurer, and also any other duly elected officer as provided in the by-laws. All members of the Board of Directors shall be active members of the corporation in good standing.

The Board shall be elected by a majority of the general membership of the corporation, in the manner, and for the term of office as set forth in the By-laws, and elections shall be held at least annually. Voting by members at any regular or specially called meeting may be performed in person, by proxy or by written ballot, if so permitted by law or the by-laws.

#### ARTICLE VI

This corporation shall have by-laws, adopted by the Board of Directors of the Corporation immediately upon the approval of these Articles of Incorporation, which shall remain in effect until altered, amended, or rescinded.

These by-laws of the corporation, the Articles of Incorporation, and any amendment, rescission, or alteration thereof may be altered, amended, or rescinded only by a two-thirds vote of all eligible members voting at any regular or special meeting of the membership, provided however, that written notice of any proposed amendment or alteration shall first be given or mailed by the Board of Directors to all members of the Corporation at least 30 days prior to the meeting at which such amendment shall be considered. If said amendment is changed at that meeting, it will require another 30 day waiting period before an adoption vote can take place.

ARTICLE VII

The first Board of Directors, and initial incorporators of this corporation and the post office address of each, who shall hold office for the first year, or until their successors are name, shall be:

BRUCE CONRAD  
Incorporator

President  
Member of the Board  
210 N.E. 8<sup>th</sup> Avenue  
Okeechobee, Fl. 34974

CAROL ANN MCLEOD  
Incorporator

Vice President  
Member of the Board  
205 N.E. 8<sup>th</sup> Avenue  
Okeechobee, Fl. 34974

BRENDA BOST  
Incorporator

Treasurer  
Member of the Board  
209 N.E. 8<sup>th</sup> Avenue  
Okeechobee, Fl. 34974

PAT KIRSCH  
Incorporator

Secretary  
Member of the Board  
106 N.E. 8<sup>th</sup> Avenue  
Okeechobee, Fl. 34974

ARTICLE VIII

In accordance with Chapter 48.091, Florida Statutes, the above named corporation, RIVER RUN HOMEOWNER'S ASSOCIATION INC., has named BRUCE CONRAD 210 N.E. 8<sup>th</sup> Avenue Okeechobee, Florida 34974 as its registered agent to accept service of process within the State of Florida.

ARTICLE IX

The initial members of this corporation shall be those group of persons listed herein as officers/incorporators.

Carol Ann McLeod  
Vice-President and Member of  
the Board, incorporator

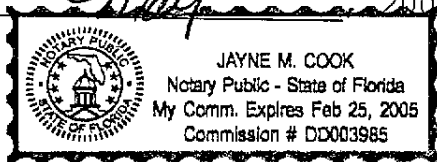
Brenda S. Best  
Treasurer, and Member of  
the Board, incorporator

Pat Lersch  
Secretary, and Member of  
the Board, incorporator

Bruce Conrad  
BRUCE CONRAD, PRESIDENT AND MEMBER  
OF THE BOARD, INC.

STATE OF FLORIDA  
COUNTY OF OKEECHOBEE

I HEREBY CERTIFY that BRUCE CONRAD appeared before me and  
is personally known to me, or identified himself/herself by the  
following: \_\_\_\_\_, and who being  
first duly sworn according to law signed these articles of  
incorporation as his/her free act and deed on this 20 day of  
May, 2002.

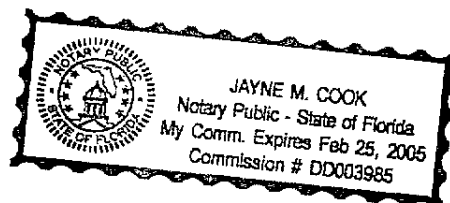


Jayne M. Cook  
NOTARY PUBLIC  
My Commission Expires: 2/25/05

STATE OF FLORIDA  
COUNTY OF OKEECHOBEE

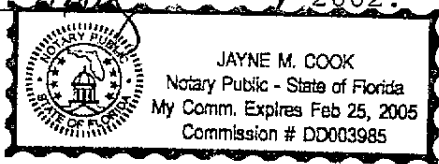
I HEREBY CERTIFY that CAROL ANN McLEOD appeared before me  
and is personally known to me, or identified himself/herself by  
the following: FLDL# M243101-42965-0, and who being  
first duly sworn according to law signed these articles of  
incorporation as his/her free act and deed on this 22 day of  
May, 2002.

Jayne M. Cook  
NOTARY PUBLIC  
My Commission Expires: 2/25/05



STATE OF FLORIDA  
COUNTY OF OKEECHOBEE

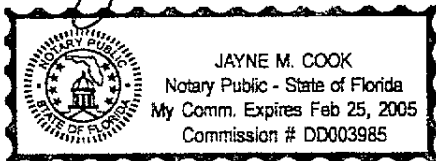
I HEREBY CERTIFY that BRENDA BOST appeared before me and is personally known to me, or identified himself/herself by the following: FID# B230-077-40-710, and who being first duly sworn according to law signed these articles of incorporation as his/her free act and deed this 17 day of May, 2002.



Jayne M Cook  
NOTARY PUBLIC  
My commission expires:

STATE OF FLORIDA  
COUNTY OF OKEECHOBEE

I HEREBY CERTIFY that PAT KIRSCH appeared before me and is personally known to me, or identified himself/herself by the following: Pat Kirsch, and who being first duly sworn according to law signed these articles of incorporation as his/her free act and deed this 20 day of May, 2002.



Jayne M Cook  
NOTARY PUBLIC  
My commission expires:

ACCEPTANCE OF RESIDENT AGENT

I hereby accept the position of Resident Agent for service of process upon this corporation.

Bruce Conrad  
BRUCE CONRAD

## ARTICLE X


This corporation is formed specifically to comply with the provisions of Section 501(c) of the Internal Revenue Code, U.S.C.A. and to qualify as a non-profit corporation and an exempt organization under said code. In the event the corporation ceases to operate as a bona fide non-profit corporation, the directors, by majority vote, shall distribute any assets only to organizations exempt from Federal Income Tax under Section 501 (c)(3) and 170 (c)(2) of the Internal Revenue Code, or to the Federal, State or local government for public use.

## ARTICLE XI

In the event of dissolution of the Corporation for any reason, its charter shall expire or terminate, the assets of the Corporation shall be disposed of as follows:

Upon dissolution of the corporation, the Board of Directors shall alter paying or making provision for the payment of all the liabilities of the corporation, dispose of all the assets of the corporation exclusively for the purpose of the corporation in such manner, only to organizations exempt from Federal Income Tax under Section 501(c)(3) and 170(c)(2) of the Internal Revenue Code, and shall at that time qualify as an exempt organization or organizations under Section 501 (c)(3) of the Internal Revenue Code of 1954, or as hereafter amended, as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed by the circuit court of the County in which the principal offices of the corporation is then located, exclusively for such purpose or to such organizations as said court shall determine, which are organized and operated exclusively for such purposes.

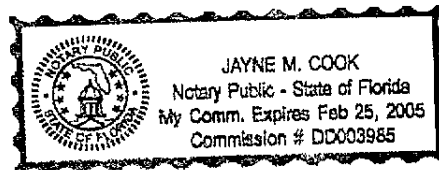
EXECUTED AND DATED AS HEREAFTER SET FORTH:

  
President and Member of  
the Board, incorporator



SWORN TO AND SUBSCRIBED before me, the undersigned authority, this 21 day of May, 2002 by BRUCE CONRAD who is personally known to me, or who offered the following identification: \_\_\_\_\_.

  
NOTARY PUBLIC  
My commission expires: 2/25/05



PREPARED BY:

JOHN R. COOK P.A.  
202 N.W. 5<sup>th</sup> Ave.  
Okeechobee, Fl. 34972  
Fl. Bar 262951  
(863) 467-0297  
(863) 467-4798 FAX

INITIAL TRUSTEES  
OF  
RIVER RUN HOMEOWNER'S ASSOCIATION INC.

IN CONJUNCTION with the filing of the articles of incorporation for this non-profit corporation, and in addition to the officers and directors named therein, the following members are designated as trustees of the corporation, who shall serve as members of the board of directors of the corporation, until such time as they should resign or be replaced as authorized by chapter 617 Florida statutes:

1. BEA NEHLSSEN 303 N.E. 8<sup>th</sup> Avenue, Okeechobee, Fl. 34974
2. JOAN M. JAKUBOW 102 N.E. 8<sup>th</sup> Avenue Okeechobee, Fl. 34974
3. DAVE TINSLEY 208 N.E. 8<sup>th</sup> Avenue Okeechobee, Fl. 34974