



No20000004652

FILED
02 JUN 18 AM 11:35
CLERK OF STATE
TALLAHASSEE, FLORIDA

ACCOUNT NO. : 072100000032

REFERENCE : 627349 11812A

AUTHORIZATION :

Patricia Pigato

COST LIMIT : \$ 70.00

ORDER DATE : June 18, 2002

ORDER TIME : 12:51 PM

ORDER NO. : 627349-005

CUSTOMER NO: 11812A

700005821177--5

CUSTOMER: Berry J. Walker, Jr., Esq
Walker And Tudhope, P.a.

Suite 216
235 Maitland Avenue South
Maitland, FL 32751

DOMESTIC FILING

NAME: THE WEKIVA CHEST HOMEOWNERS
ASSOCIATION, INC

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
____ CERTIFICATE OF LIMITED PARTNERSHIP
____ ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

____ CERTIFIED COPY
XX PLAIN STAMPED COPY
____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Sara Lea - EXT. 1114

EXAMINER'S INITIALS:

RECEIVED
02 JUN 18 PM 2:22
CLERK OF STATE
TALLAHASSEE, FLORIDA

QB 6/19

FILED
02 JUN 18 AM 11:35
SECRET
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION OF
THE WEKIVA CREST HOMEOWNERS ASSOCIATION, INC.**

The undersigned, acting as incorporator of a corporation under the non-profit Corporation Act of the State of Florida, adopts the following articles of incorporation.

ARTICLE I - NAME

The name of the corporation is THE WEKIVA CREST HOMEOWNERS ASSOCIATION, INC.

ARTICLE II - EXISTENCE AND DURATION

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE III - PURPOSES AND POWERS

The purposes for which the corporation is organized are:

A. To operate THE WEKIVA CREST HOMEOWNERS ASSOCIATION and to undertake the performance of, and to carry out the acts and duties incident to the administration of THE WEKIVA CREST HOMEOWNERS ASSOCIATION in accordance with the terms, provisions, conditions, and authorizations contained in these Articles, the By-laws of THE WEKIVA CREST HOMEOWNERS ASSOCIATION, and the Declaration of Covenants, Conditions and Restrictions of WEKIVA CREST recorded among the public records of Orange County, Florida;

B. To carry out the duties and obligations given by the Declaration of Covenants, Conditions and Restrictions of WEKIVA CREST recorded among the public records of Orange County, Florida; and

C. To establish By-Laws and Rules and Regulations for the operation of THE WEKIVA CREST HOMEOWNERS ASSOCIATION and to provide for the formal administration of THE WEKIVA CREST HOMEOWNERS ASSOCIATION, and to enforce the Declaration of Covenants, Conditions and Restrictions of WEKIVA CREST recorded among the public records of Orange County, Florida, and the By-laws of THE WEKIVA CREST HOMEOWNERS ASSOCIATION.

D. The Association 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 number **40-095-0889-ERP** 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.

E. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

ARTICLE IV - MEMBERSHIP

The qualifications for members and the manner of their admission shall be regulated by the Declaration of Covenants, Conditions and Restrictions of WEKIVA CREST recorded among the public records of Orange County, Florida, and the By-laws of THE WEKIVA CREST HOMEOWNERS ASSOCIATION.

ARTICLE V - REGISTERED OFFICE

The initial registered office of the corporation shall be at 1551 Sandspur Road, Maitland, Florida 32751.

ARTICLE VI - REGISTERED AGENT

The initial registered agent, and his address is Berry J. Walker, Jr., 235 South Maitland Avenue, Suite 216, Maitland, Florida 32751.

ARTICLE VII - MINIMUM NUMBER OF DIRECTORS AND ELECTIONS

The initial board of directors shall consist of at least three members.

The names and addresses of the persons who shall serve as directors until the first annual meeting of members, or until their successors shall have been elected and qualified, are as follows:

Berry J. Walker, Jr.
235 S. Maitland Ave. #216
Maitland, Florida 32751

Alan H. Ginsburg
1551 Sandspur Road
Maitland, Florida 32751

Anthony Martin
1551 Sandspur Road
Maitland, Florida 32751

The method of election of directors shall be as stated in the By Laws of the Corporation.

ARTICLE VIII - OFFICERS

The affairs of THE WEKIVA CREST HOMEOWNERS ASSOCIATION shall be administered by the following Officers, who shall serve at the pleasure of the Board of Directors of THE WEKIVA CREST HOMEOWNERS ASSOCIATION. The names and addresses of the Officers who shall serve until the first election of Officers are as follows:

Anthony Martin
1551 Sandspur Road
Maitland, Florida 32751

Alan H. Ginsburg
1551 Sandspur Road
Maitland, Florida 32751

Berry J. Walker, Jr. Vice President/Secretary
235 Maitland Avenue South, Suite 216
Maitland, Florida 32751

ARTICLE IX - INCORPORATOR

The name and address of the initial incorporator is as follows:

Berry J. Walker, Jr.
235 Maitland Avenue South, Suite 216
Maitland, Florida 32751

ARTICLE X - BY-LAWS

The By-laws of THE WEKIVA CREST HOMEOWNERS ASSOCIATION shall be adopted by the initial Board of Directors. The By-laws may be amended only in accordance with the provisions of such By-laws to be adopted by the initial Board of Directors, and only in accordance with Florida law. Provided, however, once the By-laws are adopted by the initial Board of Directors, no portion of the By-laws may be altered, amended, or rescinded in such a manner as it will prejudice the rights of West Lake Estates Properties, Ltd., a Florida limited partnership, or Mortgagees of real property located within WEKIVA CREST subdivision as described in the Declaration of Covenants, Conditions and Restrictions of WEKIVA CREST recorded among the public records of Orange County, Florida.

ARTICLE XI - AMENDMENTS TO ARTICLES

These Articles may be amended in the manner provided for under Florida Law and the By-laws of THE WEKIVA CREST HOMEOWNERS ASSOCIATION.

ARTICLE XII
DISSOLUTION

In the event of termination, dissolution or final liquidation of the Association, 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.

IN WITNESS WHEREOF the undersigned have made and subscribed to these articles of incorporation at Maitland, Orange County, Florida, on this 17 day of June, 2002.



Berry J. Walker, Jr.

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned notary public, the foregoing instrument was sworn to, acknowledged and subscribed to before me this 17 day of June, 2002, by Berry J. Walker, Jr., who did take an oath.

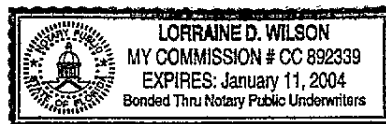
Check One:

☒ He/she is personally known to me; or
☐ He/she has produced _____ as identification.



NOTARY PUBLIC Lorraine D. Wilson

(typed-printed or stamped name of Notary)
My Commission Expires:



CERTIFICATE DESIGNATING REGISTERED AGENT
FOR THE SERVICE OF PROCESS IN THIS STATE

FILED
02 JUN 18 AM 11:36
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The following is submitted in compliance with laws of the state of Florida:

THE WEKIVA CREST HOMEOWNERS ASSOCIATION, Inc., a not-for-profit corporation organizing under the laws of the State of Florida with its principal office located at 1551 Sandspur Road, Maitland, Florida 32751, hereby designates Berry J. Walker, Jr., having an address of 235 South Maitland Avenue, Suite 216, Maitland, Florida 32751, as its agent at that address to accept service of process within this state.

ACCEPTANCE

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

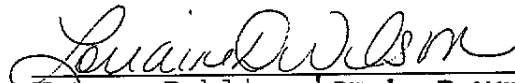

Berry J. Walker, Jr.

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, this day personally appeared BERRY J. WALKER, JR., who, after being duly sworn, deposes and says that the facts and matters contained above are true and correct and that he has executed the same for the purpose expressed therein.

WITNESS my hand and official seal in the County and State last aforesaid this 17 day of June, 2002.

(SEAL)


Notary Public Lorraine D. Wilson
State of Florida
My Commission Expires:

