

Sc

Scruggs & Carmichael, P.A.
Philip A. DeLaney, Esquire A.
Metrocorp Center, Inc.
4041 N.W. 37th Place, Suite B
Gainesville, Florida 32606
lulllulllulllulllulll

JAMES G. LARCHE, JR.
JOHN F. ROSCOW III
STAN CUSHMAN†
FRANK P. SAIER
PHILIP A. DELANEY
MITZI COCKRELL AUSTIN†
JOHN G. STINSON
KEVIN DALY
RAYMOND M. IVEY
MARY DAY COKER†
JEFFREY R. DOLLINGER
JEFFERSON M. BRASWELL
KEVIN D. JURECKO
JOHN F. ROSCOW IV
ELIZABETH A. MARTIN
RONALD A. LISAK

†CERTIFIED FAMILY MEDIATOR
‡CERTIFIED CIVIL MEDIATOR

WEST OFFICE:
METROCORP CENTER
4041 N.W. 37TH PLACE
SUITE B
GAINESVILLE, FLORIDA 32606
TELEPHONE (352) 374-4120
FAX (352) 378-9326

☐ REPLY
DOWNTOWN

☒ REPLY
WEST OFFICE

SIGSBEE L. SCRUGGS
1898-1983
PARKS M. CARMICHAEL
1909-1994
WILLIAM D. PRIDGEON
1933-1980
MICHELLE VAUGHNS
1946-1982

RETIRED
RAY D. HELPLING
WILLIAM N. LONG
WILLIAM C. ANDREWS

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*****70.00 *****70.00

July 23, 2002

NO 1000000 SC 16

RE: Weatherly Cluster Development Homeowners Association, Inc.

Dear Sir or Madam:

Enclosed please find Articles of Incorporation for Weatherly Cluster Development Homeowners Association, Inc. Please file same in your usual manner. I have enclosed a check in the amount of \$70.00 for filing fees and registered agent designation. Please stamp the enclosed copy and return the same to me in the enclosed envelope with the certificate of incorporation.

Sincerely,

Philip A. DeLaney

PAD:pko
Enclosure

02 JUL 24 PM 3:38
SECRETARY OF STATE
DIVISION OF CORPORATIONS

SMITH JUL 24 2002

**ARTICLES OF INCORPORATION
OF
WEATHERLY CLUSTER DEVELOPMENT HOMEOWNERS ASSOCIATION, INC.**

02 JUL 24 11:38
SECRETARY OF CORPORATIONS
DIVISION OF CORPORATIONS

In compliance with the requirements of Florida Statutes 617 (1995), the undersigned, who is a resident of Alachua County, Florida and who is of full age, has this day agreed to form a corporation not for profit and does hereby certify:

ARTICLE I

The name of the corporation is **Weatherly Cluster Development Homeowners Association, Inc.**, hereafter called the "Association."

ARTICLE II

The initial principal office and mailing address of the Association is located at 1410 N.W. 13th Street, Suite 2, Gainesville, Florida 32601.

ARTICLE III

Ronald J. Shema, whose address is 1410 N.W. 13th Street, Suite 2, Gainesville, Florida 32601, is hereby appointed the initial registered agent of this Association.

**ARTICLE IV
PURPOSE AND POWERS OF THE ASSOCIATION**

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

The Recreation Area, Drainage Easement and Common Area, together with Lots One (1) through Forty-one (41) of WEATHERLY CLUSTER DEVELOPMENT, as per Plat thereof recorded in Plat Book 23, Page 49, of the Public Records of Alachua County, Florida

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 Association for this purpose to:

(a) 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 Court of Alachua 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 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 Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

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OF
WEATHERLY CLUSTER DEVELOPMENT HOMEOWNERS ASSOCIATION, INC.**

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(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 Association;

(d) 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;

(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 each class of members, agreeing to such dedication, sale or transfer;

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

(g) 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
MEMBERSHIP**

Every person or entity who is a record owner of a fee or undivided fee interest on 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 separate 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:

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 more than one person 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. Class B member(s) shall be the Declarant (as defined in the Declaration) , and shall be entitled to three (3) votes for each Lot owned or intended to be annexed to the Properties by Declarant. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

**ARTICLES OF INCORPORATION
OF
WEATHERLY CLUSTER DEVELOPMENT HOMEOWNERS ASSOCIATION, INC.**

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- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) on December 31, 2006, or
- (c) when Declarant desires to turn over control to the Class A members.

**ARTICLE VII
OFFICERS**

The affairs of this Association shall be managed by a President, Vice-president, Secretary, and Treasurer and they shall be elected at the first meeting of the Board of Directors following each annual meeting of the members or as otherwise provided in the By-Laws. until the first election of officers under the Articles of Incorporation, the following shall serve as officers,:

President -	Ronald J. Shema
Vice-President -	Thomas W. Williams, Jr.
Secretary -	Ronald J. Shema
Treasurer -	Thomas W. Williams, Jr.

**ARTICLE VIII
SUBSCRIBERS**

The name and address of the subscriber is:

Ronald J. Shema, 1410 N.W. 13th Street, Suite 2, Gainesville, Florida 32601.

**ARTICLE IX
AMENDMENTS**

Amendments of these Articles shall be adopted upon receiving the affirmative vote of a majority of the votes of members entitled to vote thereon, unless any class of members is entitled to vote thereon as a class in which event the proposed amendment shall be adopted upon receiving both the affirmative vote of a majority of the votes of members of each class entitled to vote thereon as a class and the affirmative vote of a majority of the votes of all members entitled to vote thereon.

**ARTICLE X
BOARD OF DIRECTORS**

The Board of Directors shall be elected as provided for in the By-Laws of the Association. The affairs of this Association shall be managed by a Board of at least three (3) but not more than nine (9) Directors, who need not be members of the Association. 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:

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Thomas W. Williams, Jr., 107 East High Street, Archer, FL 32618
Ronald J. Shema, 1410 N.W. 13th Street, Suite 2, Gainesville, Florida 32601
Philip DeLaney, 4041 NW 37th Place, Gainesville, FL 32606

The first annual meeting of the members shall elect one director for a term of one year, one director for a term of two years and one director for a term of three years, and at each annual meeting thereafter the members shall elect one director for a term of three years.

**ARTICLE XI
DISSOLUTION**

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. 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.

**ARTICLE XII
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 XIII
AMENDMENTS TO BY-LAWS**

The power to make, alter, and rescind By-Laws shall be vested in the members as provided by the By-Laws.

**ARTICLE XIV
FHA/VA APPROVAL**

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dissolution and amendment of these Articles.

**ARTICLE XV
SURFACE WATER MANAGEMENT SYSTEM**

The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the applicable St. Johns River Water Management District permit 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.

**ARTICLES OF INCORPORATION
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WEATHERLY CLUSTER DEVELOPMENT HOMEOWNERS ASSOCIATION, INC.**

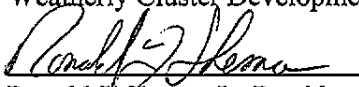
Page 5

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.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 22nd day of July, 2002.

Weatherly Cluster Development Homeowners Associations, Inc.

By:


Ronald J. Shema, Its President (CORPORATE SEAL) 7/22/02

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this 22nd day of July, 2002, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Ronald J. Shema, the President of Weatherly Cluster Development Homeowners Association, Inc., a Florida corporation**, who executed the foregoing instrument on behalf of said corporation, who acknowledged before me that he executed the same, and who ☒ is personally known to me or who ☐ presented _____ as identification.



(NOTARY SEAL)

Pamela Kay O'Steen
MY COMMISSION # DD105615 EXPIRES
May 8, 2006
BONDED THRU TROY FAIR INSURANCE, INC.


Notary Public

My Commission Expires:

**CERTIFICATE DESIGNATING REGISTERED AGENT FOR THE SERVICE OF PROCESS
WITHIN THIS STATE.**

In pursuance of Chapter 617.0501, Florida Statutes, the following is submitted, in compliance with said Act;

First--That **Weatherly Cluster Development Homeowners Association, Inc.**, desiring to organize under the laws of the State of Florida has named **Ronald J. Shema**, located at 1410 N.W. 13th Street, Suite 2, City of Gainesville, County of Alachua, State of Florida, as its registered agent to accept service of process within this state.

ACKNOWLEDGMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open this office.

By:


Ronald J. Shema, Registered Agent

02 JUL 24 PM 3:38
CLERK OF STATE
DIVISION OF CORPORATIONS