

NO2000006876

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August 5, 2002

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\*\*\*\*\*78.75 \*\*\*\*\*78.75

Secretary of State  
Division of Corporations  
Post Office Box 6327  
Tallahassee, Florida 32314

Re: Articles of Incorporation  
Rockwood Homeowner's Association, Inc.

Dear Sir or Madam:

Enclosed for filing you will please find the original Articles of Incorporation for Rockwood Homeowner's Association, Inc., together with the designation and acceptance by the resident agent.

My check in the amount of \$ 78.75 is also herewith to cover the filing fee and the cost of one certified copy of the Articles once same has been filed. Please return this certified copy together with your certificate of filing to my office at Post Office Box 98, Williston, Florida 32696.

Should you have any questions regarding the above and foregoing, please do not hesitate to contact me at the number listed above.

Sincerely,

  
Norm D. Fugate

NDF/lrm  
Enclosure

02 SEP 10 PM 12:14  
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

NO2-2380  
98/12



FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

August 12, 2002

NORM D. FUGATE  
P.O. BOX 98  
WILLISTON, FL 32696

SUBJECT: ROCKWOOD HOMEOWNER'S ASSOCIATION, INC.  
Ref. Number: W02000023180

We have received your document for ROCKWOOD HOMEOWNER'S 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 document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as Registered Agent.")

The registered agent must sign accepting the designation.

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) 245-6878.

Alan Crum  
Document Specialist  
New Filing Section

Letter Number: 502A00047701

**Articles of Incorporation of  
Rockwood Homeowner's Association, Inc.  
A Nonprofit Corporation**

We, the undersigned natural persons of legal age, at least two of whom are citizens of the State of Florida, acting as incorporators of a corporation under Chapter 617 of the Florida Statutes, hereby adopt the following articles of incorporation:

**Article I**

The name of the corporation is Rockwood Homeowner's Association, Inc. (hereinafter the "association").

**Article II**

The association is a nonprofit corporation.

**Article III**

The period of its duration is perpetual.

**Article IV**

The association is formed for the primary purpose of providing for the maintenance, preservation, and architectural control of the residence lots and common area within a certain subdivided tract of real property described as Rockwood Subdivision, Levy County, Florida, and to promote the health, safety, and welfare of the residents within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the association for such purpose.

In furtherance of such purposes, the association will have the power to:

(a) Perform all of the duties and obligations of the association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions (the "Declaration") applicable to the subdivision and to be recorded in the public records of Levy County, Florida;

(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means; and 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 on the property of the association;

(c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the association;

(d) Borrow money and, subject to the consent by vote or written instrument of two-thirds of the members, mortgage, pledge, convey by deed of 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 areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer will be effective unless an instrument has been signed by two-thirds of the members, agreeing to such dedication, sale, or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation must have the consent by vote or written instrument of two-thirds of the members;

(g) Have and exercise all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The association is organized and will be operated exclusively for the above purposes. The activities of the association will be financed by assessments on members as provided in the Declaration, and no part of any net earnings will inure to the benefit of any member.

#### Article V

The street address of the initial registered office of the association is 225 South Main Street, and the name of its initial registered agent at that address is James Gregory Simmons.

#### Article VI

Every person or entity who/which is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, will be a member of the association. Membership will be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the association.

#### Article VII

So long as at least 25% or more of the lots in the subdivision are owned by the Developer and/or James G. Simmons and/or Daniel Munden, (the "Developer Management Period"), then the Developer shall have exclusive voting rights for the association. Thereafter, each member will be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all of those persons will be members. The vote for such lot will be exercised as such members determine among themselves, but in no event will more than one vote be cast with respect to any lot owned.

#### Article VIII

The number of directors constituting the initial board of directors of the association is three, and the names and addresses of the persons who are to serve as the initial directors are:

Name	Address
Daniel R. Munden	225 South Main Street, Williston, Florida 32696
James Gregory Simmons	225 South Main Street, Williston, Florida 32696
Teresa E. Moore	225 South Main Street, Williston, Florida 32696

#### Article IX

On dissolution, the assets of the association will be distributed to an appropriate public agency to be used for purposes similar to those for which the association was created. In the event such distribution is refused acceptance, such assets will be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

#### Article X

The name and street address of each incorporator is:

Name	Address
Daniel R. Munden	225 South Main Street, Williston, Florida 32696
James Gregory Simmons	225 South Main Street, Williston, Florida 32696

#### Article XI

James Gregory Simmons hereby acknowledges that I am familiar with the responsibilities and duties as Registered Agent and hereby accepts appointment as registered agent.

Executed at Williston, Florida, on August 2, 2002.

Daniel R. Munden  
Daniel R. Munden

James Gregory Simmons  
James Gregory Simmons

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TALLAHASSEE, FLORIDA  
SECRETARY OF STATE

State of Florida  
County of Levy

I, Lisa N. Mack, a notary public, certify that on August 2, 2002, Daniel R. Munden and James Gregory Simmons, being first duly sworn, personally appeared before me and declared that they are the persons who signed the foregoing document as incorporators, and that the statements contained therein are true.

In witness, I have set my hand and on the date first above-written.

Lisa N. Mack  
Notary Public, State of Florida  
My commission expires: CC957616  
September 24, 2004

