

NO20000009820

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

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WAIT

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(Business Entity Name)

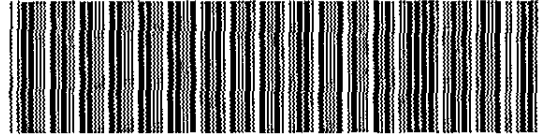
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TALLAHASSEE, FLORIDA

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CLERK OF SUPERIOR COURT
TALLAHASSEE, FLORIDA

Bm 12/23

ATTORNEYS' TITLE

Requestor's Name

1965 Capital Circle NE, Suite A

Address

Tallahassee, Fl 32308

City/St/Zip

850-222-2785

Phone #

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

- 1- Garrod Subdivision Association, Inc
- 2- _____
- 3- _____
- 4- _____

☒ Walk-in

☐ Pick-up time ASAP

☒ Certified Copy

☐ Mail-out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS

<input type="checkbox"/>	Profit
<input checked="" type="checkbox"/>	Non-Profit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS

<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS

<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/QUALIFICATION

<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Examiner's Initials

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DIVISION OF
CORPORATIONS
FLORIDA

ARTICLES OF INCORPORATION
OF
GARROD SUBDIVISION ASSOCIATION, INC.
(A NON-PROFIT FLORIDA CORPORATION)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I.

The name of this corporation is GARROD SUBDIVISION ASSOCIATION, INC. The initial principal office of the corporation is 3289 S.W. Wildcat Run Road, Arcadia, Florida 34266, and the mailing address of the corporation is P.O. Box 494410, Port Charlotte, Florida 33949.

ARTICLE II.

The purpose for which this corporation is organized is to act as the governing association of the GARROD SUBDIVISION, located in DeSoto County, Florida, and to operate property owned by the Association. In furtherance of such purposes, this corporation shall have all powers allowed and required by The Florida Not For Profit Corporation Act, and by the Declaration of Covenants and Restrictions for the Garrod Subdivision, which powers shall include, but not be limited to the following:

a. This corporation is the Association or entity responsible for maintenance of the Stormwater Management System of Garrod Subdivision, which is located in DeSoto County, Florida. As such, this corporation has the power and authority to operate and maintain the said Stormwater Management System, including but not limited to, all lakes, retention areas, culverts and related appurtenances in accordance with any applicable Southwest Florida Water Management District permits and applicable provisions of the DeSoto County Land Development Code. In the event this corporation is dissolved, the property consisting of the Stormwater Management System will be conveyed or dedicated to a similar non-profit organization to assure continued maintenance in perpetuity.

b. The power to own and convey property, subject to applicable provision of the Florida Corporation Act and the Garrod Subdivision Declaration of Covenants and Restrictions.

c. The power to establish rules and regulations.

d. The power to assess members and enforce assessments.

e. The power to sue and be sued and appear and defend in all actions and proceedings.

f. The power to contract for services necessary to operate and maintain the Stormwater Management System.

ARTICLE III.

The terms used in these Articles of Incorporation shall have the same definitions and meanings as those set forth in the Declaration of Restrictions and Covenants of Garrod Subdivision.

ARTICLE IV.

The qualification of members and the manner of their admission shall be as follows: Any person or persons who hold title in fee simple to a Lot in the Garrod Subdivision, DeSoto County, Florida, shall by virtue of such ownership be a member of this corporation.

ARTICLE V.

This corporation shall exist perpetually.

ARTICLE VI.

The names and residences of the subscribers to these Articles of Incorporation are as follows:

	<u>NAME</u>	<u>ADDRESS</u>
a)	Brent A. Garrod	P.O. Box 494410 Port Charlotte, FL 33949
b)	Tina L. Garrod	P.O. Box 494410 Port Charlotte, FL 33949
c)	Edward L. Wotitzky	223 Taylor Street Punta Gorda, FL 33950

ARTICLE VII.

The affairs of the corporation are to be managed by a Board of Directors, the number of members of which shall be as provided in the Bylaws provided that there shall be not fewer than three and not more than seven. The Directors will be elected each year at the annual meeting of the Association as provided for in the Bylaws, subject to the rights of the Developer and Lot Owners to elect directors as provided in the Garrod Declaration of Restrictions and Covenants.

ARTICLE VIII.

The names of the officers who are to serve until the first election or appointment under the Articles of Incorporation are:

<i>President</i>	-	<i>Brent A. Garrod</i>
<i>Vice President</i>	-	<i>Tina L. Garrod</i>
<i>Secretary</i>	-	<i>Tina L. Garrod</i>
<i>Treasurer</i>	-	<i>Brent A. Garrod</i>

ARTICLE IX.

The number of persons constituting the first Board of Directors shall be three and their names and addresses are as follows:

	<u>NAME</u>	<u>ADDRESS</u>
a)	Brent A. Garrod	3289 S.W. Wildcat Run Road Arcadia, FL 34266
b)	Tina L. Garrod	3289 S.W. Wildcat Run Road Arcadia, FL 34266
c)	Duane McCurdy	3078 Mancini Drive Harbour Heights, FL 33983

ARTICLE X.

The Bylaws of the corporation are to be made, altered or rescinded by the members of the corporation as provided for in the Bylaws.

ARTICLE XI.

Amendments to these Articles of Incorporation may be proposed and adopted at any regular or specially called meeting of the members of the Association by a majority vote of all the members. Due notice of the meeting must have been given as provided for in the Bylaws. Also, the Developer may amend these Articles of Incorporation, and its approval shall be required for amendments, in the manner provided in the Garrod Subdivision Declaration of Restrictions and Covenants.

ARTICLE XII.

Each lot in Garrod Subdivision shall have one (1) full vote, which shall be cast by a designated owner as provided for in the Declaration of Restrictions and Covenants or Bylaws.

ARTICLE XIII.

This corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation.

ARTICLE XIV.

No part of the net earnings of this corporation shall inure to the benefit of any member or individual, except through the acquisition, construction, management, maintenance, or care of association property or through the rebate of the excess membership dues, fees, or assessments.

IN WITNESS WHEREOF, the undersigned subscribers have executed these Articles of Incorporation this 12 day of December, 2002.

Signed, Sealed and Delivered in the Presence of:

Sandra J. Benkner
SANDRA J. BENKNER
Printed name of first witness

Lorraine V. Wiegner
LORRAINE V. WIEGNER
Printed name of second witness

~~Printed name of first witness~~

~~Printed name of second witness~~

Brent A. Garrod
Brent A. Garrod

Tina L. Garrod
Tina L. Garrod

Edward L. Wotitzky
Edward L. Wotitzky

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 12th day of December, 2002, by BRENT A. GARROD, who is personally known to me or who produced _____ as identification.

My commission expires:



Sandra Mershon Benkner
MY COMMISSION # DD028966 EXPIRES
July 30, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

Sandra Mershon Benkner
Notary Public

Printed Name of Notary

Serial or Commission Number

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 12th day of December, 2002, by TINA L. GARROD, who is personally known to me or ~~who produced~~ _____ as identification.

My commission expires:



Sandra Mershon Benkner
MY COMMISSION # DD028966 EXPIRES
July 30, 2005
BONDED THRU TROY FAIR INSURANCE, INC.



Sandra Mershon Benkner
MY COMMISSION # DD028966 EXPIRES
July 30, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

Sandra Mershon Benkner
Notary Public

Printed Name of Notary

Serial or Commission Number

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 12th day of December, 2002, by Edward L. Wotitzky, who is personally known to me or ~~who produced~~ _____ as identification.

My commission expires:



Sandra Mershon Benkner
MY COMMISSION # DD028966 EXPIRES
July 30, 2005
BONDED THRU TROY FAIR INSURANCE, INC.



Sandra Mershon Benkner
MY COMMISSION # DD028966 EXPIRES
July 30, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

Sandra Mershon Benkner
Notary Public

Printed Name of Notary

Serial or Commission Number

**CERTIFICATE DESIGNATING A REGISTERED AGENT
AND REGISTERED OFFICE FOR THE SERVICE OF PROCESS.**


In compliance with Section 48.091, Florida Statutes, the following is submitted:

GARROD SUBDIVISION ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at Punta Gorda, County of Charlotte, State of Florida, has designated Edward L. Wotitzky whose street address is 223 Taylor Street, Punta Gorda, Florida 33950, as its agent to accept service of process within this state.

GARROD SUBDIVISION ASSOCIATION, INC.

ACCEPTANCE

Having been designated as agent to accept service of process for the above-named corporation, at the place stated in this certificate, I hereby agree to act in this capacity and to comply with the provision of said law relative to same.



Edward L. Wotitzky

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TALLAHASSEE, FLORIDA