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TALLAHASSEE, FLORIDA

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TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. 6327
Tallahassee, FL 32314

SUBJECT: Meadow Ridge-Hamilton Homeowners' Assoc
(Proposed corporate name – must include suffix)
A Not For Profit Corporation

Enclosed is an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee
& Certificate

☐ \$122.50
Filing Fee
& Certified Copy

☐ \$131.25
Filing Fee,
Certified Copy
& Certificate

Please return the photocopy to me with the filing date stamped on it.

FROM: Audrey S. Bullard
Name (printed or typed)
P.O. Box 1733
Address
Lake City, FL 32056
City, State & Zip
1-386-755-4050
Daytime Telephone Number

ARTICLES OF INCORPORATION

OF

MEADOW RIDGE-HAMILTON HOMEOWNERS' ASSOCIATION, INC.

A CORPORATION NOT FOR PROFIT

The undersigned, desiring to form a corporation not for profit under the laws of the State of Florida, hereby adopt the following Articles of Incorporation:

ARTICLE I. NAME

The name of this Corporation shall be: MEADOW RIDGE-HAMILTON HOMEOWNERS' ASSOCIATION, INC. (hereinafter referred to as the "Association").

ARTICLE II. PURPOSE

The primary purposes for which the Association is formed are to acquire title to lands and personal property to be used as easements, retention or detention areas, drainage, ditches or other surface water management works, within a residential real estate subdivision known as Meadow Ridge Subdivision (the "development") of a tract of real property in Hamilton County, Florida, and more particularly described as Wildwood Subdivision, a subdivision as per plat thereof recorded in Plat Book 3 Page 27, public records, Hamilton County, Florida and to provide for the management, maintenance, operation and care of real and personal property, including, but without limitation, all easements, common areas, lakes, ditches, retention or detention areas, drainage, and other surface water management works, and preservation or conservation areas, wetlands and wetland mitigation areas, which are owned by the Association or the owners in common within the Development; and to exercise all of the rights, powers and duties granted to it under that certain Declaration of Covenants, Conditions, Restrictions and Easements for Wildwood subdivision, as amended from time to time, applicable to said subdivision, (the "Declaration"), which Declaration is or will be recorded in the public records of Hamilton County, Florida, as well as all other rights, powers and duties which may be granted to it by the developer, as that term is defined in the Declaration (the "Developer"), these Articles

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or the Association By-Laws.

The Association shall own, operate, and maintain the common areas as defined in the Declaration, (the "Common Areas"), including the right to establish security procedures. The Association shall exercise architecturally control over the development of the property, as that term is defined in the Declaration (the "Property"); and the Association shall have the right to enforce the covenants, conditions, restrictions and easements contained in the Declaration.

ARTICLE III. POWERS

In carrying out its purpose, the Association shall have all corporate powers now or hereafter provided by the laws of the state of Florida, including, but not limited to:

- (a) Make and establish reasonable rules and regulations governing the use of the Property or the Common Areas, as such terms will be defined herein and in the Declaration.
- (b) Adopt for, and in advance of, each fiscal year, a budget necessary to carry out the purposes of the Association as set out herein.
- (c) Levy and collect assessments against Members of the Association and Lots owned by Members to defray the expenses of the Association, including the right to enforce any lien right granted the Association to secure the payment of said assessments.
- (d) Own, operate, lease, sell, transfer, dedicate to public use, convey to any governmental agency, manage, encumber, convey, subject to easements, and otherwise deal with such real and personal property as may be necessary or convenient for the management, upkeep and administration surface water management works and Common Areas.
- (e) To own, manage, administer and operate such property as may be conveyed to it by the Developer, its successors or assigns for the mutual benefit and use of all Members.
- (f) Enforce the provisions of these Articles of Incorporation, the By-Laws, the Declaration and all covenants, restrictions, rules and regulations governing use of the Property, or a portion thereof, and the Common Areas which may now or hereafter be established.
- (g) Review plans and specifications of proposed improvements of lot owners to determine whether they comply with the Declaration.
- (h) To maintain, repair, replace, operate and care for real and personal property, including without limitation, all easements, ditches, retention or detention areas, drainage, and

other surface water management works which are owned by the Association or the owners in common in a manner consistent with the permit issued by the Suwannee River Water Management District.

- (i) Purchase and maintain insurance as may be necessary or desirable.
- (j) To make, amend, impose, and enforce by any lawful means, reasonable rules and regulations for use of the Common Areas and Association Property.
- (k) To contract for services with others.
- (l) To do and perform anything required by these Articles, the By-Laws, or the Declaration to be done by the Owner, but if not done by the Owner in a timely manner, at the expense of Owner.
- (m) To do and perform any obligations imposed upon the Association by the Declaration or by a permit or authorization from any unit of local, regional, state or the federal government and to enforce by any legal means the provisions of these Articles, the By-Laws and the Declaration.

ARTICLE IV. MEMBERSHIP

Every person or entity who is, from time to time, the record owner of any Lot in the Development shall be a Member of the Association. Membership will be appurtenant to, and may not be separated from the ownership.

ARTICLE V. VOTING

A. The affairs of MEADOW RIDGE-HAMILTON Homeowners' Association, Inc. Shall be administered and managed by the Board of Directors as described in Article VIII hereof.

B. Until such time as the first lot is conveyed to an Owner other than the Developer, the membership of the Association shall be comprised of the subscribers to these Articles, each of whom shall be entitled to cast a vote on all matters upon which the membership would be entitled to vote.

C. Each Member of the Association, including the Developer, while an Owner of any Lot, shall be entitled to one (1) vote for each Lot owned. When more than one person holds and

interest in any Lot other than as security for the performance of an obligation, 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.

ARTICLE VI. TERM OF EXISTENCE

The existence of the Association will commence upon the filing of these Articles with the Department of State of the State of Florida and shall continue thereafter in perpetuity.

ARTICLE VII. REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Association shall be RT. 10 Box 844, in the Town of Lake City, Columbia County, Florida. The initial registered agent of the Association at such office is Audrey S. Bullard.

ARTICLE VIII. BOARD OF DIRECTORS

A. The business affairs of this Association shall be managed by the Board of Directors. The actual number of the members of the Board of Directors shall be as provided for from time to time in the By-Laws, but shall be no less than three. The number of members of the initial Board of Directors shall be three. Each member of the Association Board of Directors shall be entitled to one vote.

B. The names and addresses of the persons who are to serve as the initial Board of Directors until their successors are chosen, are as follows:

<u>DIRECTOR</u>	<u>ADDRESS</u>
Audrey S. Bullard	Rt. 10 Box 844 Lake City, FL 32055
Harry C. Denune	305 Shelby Drive Lake City, FL 32055
Chris A. Bullard	520 South Marion Street Lake City, FL 32055

ARTICLE IX. OFFICERS

A. The officers of the Association shall be a President, one or more Vice Presidents, Secretary and Treasurer and, if any, the Assistant Secretaries and Assistant Treasurer, who shall

perform the duties of such offices customarily performed by like officers of corporations in the State of Florida subject to the directions of the Board of Directors.

B. Officers of the Association may not be compensated. The Board of Directors, or the President with the approval of the Board of Directors, may employ a managing agent, agency, and/or other managerial and supervisory personnel or entity to administer or assist in the administration of the operation and management of the affairs of the Association, and any and all such persons and/or entity or entities may be so employed without regard to whether any such person or entity is a Member, Director or officer of the Association.

C. The persons who are to serve as officers of the Association until their successors are chosen are:

<u>OFFICER</u>	<u>NAME</u>
President	Audrey S. Bullard
Vice-President	Chris A. Bullard
Secretary	Harry C. Denune

D. The officers shall be elected by the Board of Directors at their annual meeting as provided in the By-Laws. Any vacancies in any office shall be filled by the Board of Directors at any meeting duly held.

E. The President shall be elected from the membership of the Board of Directors, but no other officer need be a Director. The same person may hold two offices, provided, however, that the office of President and Vice-President shall not be held by the same person, nor shall the office of president and secretary or Assistant Secretary be held by the same person. Officers shall be elected annually.

ARTICLE X. BY-LAWS AND AMENDMENT OF ARTICLES

Amendments which directly or indirectly impact operation and maintenance of the surface water management system, including but without limitation, all lakes, ditches, canals, retention or detention areas, drainage, other surface water management works, and preservation or conservation areas, wetlands and wetland mitigation areas which are owned by the Association or the owners in common, may be made after approval by the Suwannee River

Water Management District. Such approval shall be in the form of a modification to any and all permits issued by the Suwannee River Water Management District under the lawfully adopted rules of the Suwannee River Water Management District in effect at the time of application for such modification. Amendments to the Articles or the By-Laws which do not impact operation or maintenance of the system may be made without authorization of the Suwannee River Water Management District; however, copies of such amendments shall be forwarded to the district within thirty (30) days of approval.

ARTICLE XI. SURFACE WATER MANAGEMENT SYSTEM

Prior to dissolution of this Association, all property, interest in property, whether real, personal, or mixed, which is directly or indirectly related to the surface water management system, including but without limitation, all lakes, ditches, canals, retention or detention areas, draining, other surface water management works, and preservation or conservation areas, wetlands and wetland mitigation areas which are owned by the Association or the owners in common, will be dedicated to the appropriate unit of government or otherwise transferred to another approved entity. Dedication or approval must be authorized by the Suwannee River Water Management District through modification of any and all permits or authorizations issued by the Suwannee River Water Management District. Such modification shall be made under the lawfully adopted rules of the Suwannee River Water Management District in effect at the time of application for such modification.

ARTICLE XII. INDEMNITY

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, in connection with any proceeding to which he may become involved, by reason of his being or having been a Director or officer of the association, whether or not he is a Director or officer at the time such expenses are incurred, except in such cases where the Director or officer is adjourned guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that in the event any claim for reimbursement or indemnification hereunder is based upon a settlement by the Director or officer

seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

ARTICLE XIII. NON-PROFIT STATUS

No part of the income of this corporation shall be distributed to the members. On dissolution, the assets of the association shall 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 shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization organized and operated for such similar purposes, or as may be directed by a final judgement of a Court having jurisdiction thereof.

ARTICLE XIV. INITIAL CONTROL BY DEVELOPER

Notwithstanding the other provisions contained in these Articles to the contrary, Developer, or their successors in interest, shall be responsible for the care and upkeep of the surface water management works and all other Common Areas and shall carry out all of the purposes of the Association, until the Developer relinquishes that right or ceases to be the Owner of any Lot in the Development. The Developer, prior to relinquishing control of the Association, shall provide at least ninety (90) days written notice to the Suwannee River Water Management District that all terms and conditions placed upon the Developer by permits or authorizations from the Suwannee River Water Management District have been satisfied in full and that transfer is proposed to occur on a specific date.

ARTICLE XV. SUBSCRIBER

The names and addresses of the subscriber to these Articles is:

Audrey S. Bullard

Rt. 10 Box 844
Lake City, FL 32055

IN WITNESS WHEREOF, the undersigned has made and incorporated have made and incorporated these Articles of Incorporation, at Lake City, Columbia County, Florida, for the uses and purposes of which are aforesaid.

Audrey S. Bullard (SEAL)
AUDREY S. BULLARD

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TALLAHASSEE, FL 32399

ACCEPTANCE OF REGISTERED AGENT

The undersigned, AUDREY S. BULLARD, designated as Registered Agent for the above MEADOW RIDGE-HAMILTON HOMEOWNERS' ASSOCIATION, INC., does hereby accept said appointment as Registered Agent.

Audrey S. Bullard (SEAL)
AUDREY S. BULLARD

STATE OF FLORIDA

COUNTY OF COLUMBIA

BEFORE ME, the undersigned authority, personally appeared AUDREY S. BULLARD, well known to me to be the person described as the Incorporator in the above Articles of Incorporation and she acknowledge having read and executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 20th day of January 2003.

(NOTARY SEAL)

Julie Ann Bielling
NOTARY PUBLIC



Julie Ann Bielling
Commission # DD-036801
Expires August 10, 2005
Bonded Thru
Atlantic Bonding Co., Inc.