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2003 FEB -6 PM 4:08

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TRANSMITTAL LETTER

2003 FEB -6 PM 4:08

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

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

SUBJECT: ST. AUGUSTINE PINES HOME OWNERS ASSOCIATION, INC.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

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 of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: BILLY SIMMONS
Name (Printed or typed)

338 RIVER ROAD
Address

LAMONT, FL 32336
City, State & Zip

850-997-0877
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.



FILED

FLORIDA DEPARTMENT OF STATE
Ken Detzner
Secretary of State

2003 FEB -6 PM 4:08

FLORIDA DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

January 28, 2003

BILLY SIMMONS
338 RIVER ROAD
LAMONT, FL 32336

SUBJECT: ST. AUGUSTINE PINES SUBDIVISION HOMEOWNERS
ASSOCIATION, INC.
Ref. Number: W03000002559

We have received your document for ST. AUGUSTINE PINES SUBDIVISION HOMEOWNERS 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):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

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) 245-6973.

Claretha Golden
Document Specialist
New Filings Section

Letter Number: 103A00005302

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2003 FEB -6 PM 4:08

CLERK OF DISTRICT COURT
TALLAHASSEE FLORIDA

ARTICLES OF INCORPORATION
OF
ST. AUGUSTINE PINES SUBDIVISION
HOMEOWNERS ASSOCIATION, INC.

ARTICLE I. TERM OF EXISTENCE

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

ARTICLE II. PURPOSE

The association is organized for the purpose of management, maintenance, operation and care of real and personal property, including but without limitation, all ditches, retention or detention areas, drainage, other surfacewater management works, and preservation or conservation areas which are owned or controlled by the association or the owners in common.

A. To fix and make assessments and collect the assessment by any lawful means;

B. To borrow money in order to perform the duties and obligations of the Association as set forth herein;

C. To use and expend the proceeds of assessments and borrowings in a manner consistent with the purposes for which this association is formed;

D. To maintain, repair, replace, operate, and care for real and personal property, including but without limitation, all ditches, retention or detention areas, drainage, other surfacewater management works, and preservation or conservation areas which are owned or controlled by the association or the owners in common in a manner consistent with the permit issued by the Suwannee River Water Management District and the operation and maintenance plan attached thereto;

E. Purchase and maintain insurance;

F. To make, amend, impose, and enforce by any lawful means reasonable rules and regulations of use of the common areas and association property;

G. To contract for services with others in order to perform the duties and obligations of the Association as set forth herein;

I. To do and perform anything required by these articles, the bylaws, or the declaration to be done by the Owner, but if not done by the Owner in a timely manner, at the expense of the Owner;

H. To do and perform any obligations imposed upon the Association by the declaration or by any 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 bylaws and the declaration;

The foregoing specific duties and responsibilities are not construed in any way as to limit the powers of the Association. Rather, the Association will have and exercise all the powers conferred upon associations so formed.

ARTICLE III. MEMBERSHIP

Every person or entity who is, from time to time, the record owner of property within the limits of the St. Augustine Pines Subdivision shall be a member of the Association. Membership will be appurtenant to, and may not be separated from the ownership.

ARTICLE IV. DIRECTORS

The affairs of the Association shall be managed by a Board of Directors. The officers shall be elected at the first meeting of the Board of Directors following each annual meeting of the members. There will never be fewer than three directors. The method of election of directors is as stated in the bylaws.

The names of the officers who are to serve until the first election are:

President:	Billy Simmons
Vice President:	Billy Simmons
Secretary:	Sabrina Simmons
Treasurer:	Ruth Simmons

The number of persons constituting the first Board of Directors of the Association shall be three (3), and the names and addresses of the persons who shall serve as Directors until the first election are:

Billy Simmons, 338 River Road, Lamont, Florida 32336
Ruth Simmons, 338 River Road, Lamont, Florida 32336
Sabrina Simmons, 338 River Road, Lamont, Florida 32336

INITIAL CONTROL BY DEVELOPER:

Notwithstanding other provisions contained in these articles to the contrary, Billy Simmons (Owner and Developer), or his successors in interest, will be responsible for the perpetual care, maintenance, and associated liabilities of the stormwater management system until relinquishing that right or ceasing to be the owner of properties within the St. Augustine Pines Subdivision. The developer, prior to relinquishing control of the Association or otherwise allowing control to transfer to the directors of the Association, shall provide at least 30 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 V. ASSESSMENTS

Subject to the rights expressed in the Declaration, assessments for the perpetual care, maintenance, and associated liabilities of the stormwater management system serving the St. Augustine Pines Subdivision shall be established by the Board of Directors of the Association and amended at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of a majority of the members existing at the time of, and present at, such meeting.

ARTICLE VI. BYLAWS AND AMENDMENT OF ARTICLES

Subject to the rights expressed in the Declaration, the Bylaws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of a majority of the members existing at the time of, and present at, such meeting except that the initial Bylaws of the Association will be made and adopted by the Board of Directors. Amendments to articles or bylaws which directly or indirectly impact operation and maintenance of the surfacewater management system, including but without limitation, ditches, retention or detention areas, drainage, other surfacewater management works, and preservation or conservation 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 bylaws 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 any such amendments shall be forwarded to the District within 30 days of approval.

ARTICLE VII. REGISTERED AGENT

The name and address of the initial Registered Agent is:

Billy Simmons
338 River Road
Lamont, Florida 32336

ARTICLE VIII. DISSOLUTION OF ASSOCIATION

Upon 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 established and operated for such similar purposes.

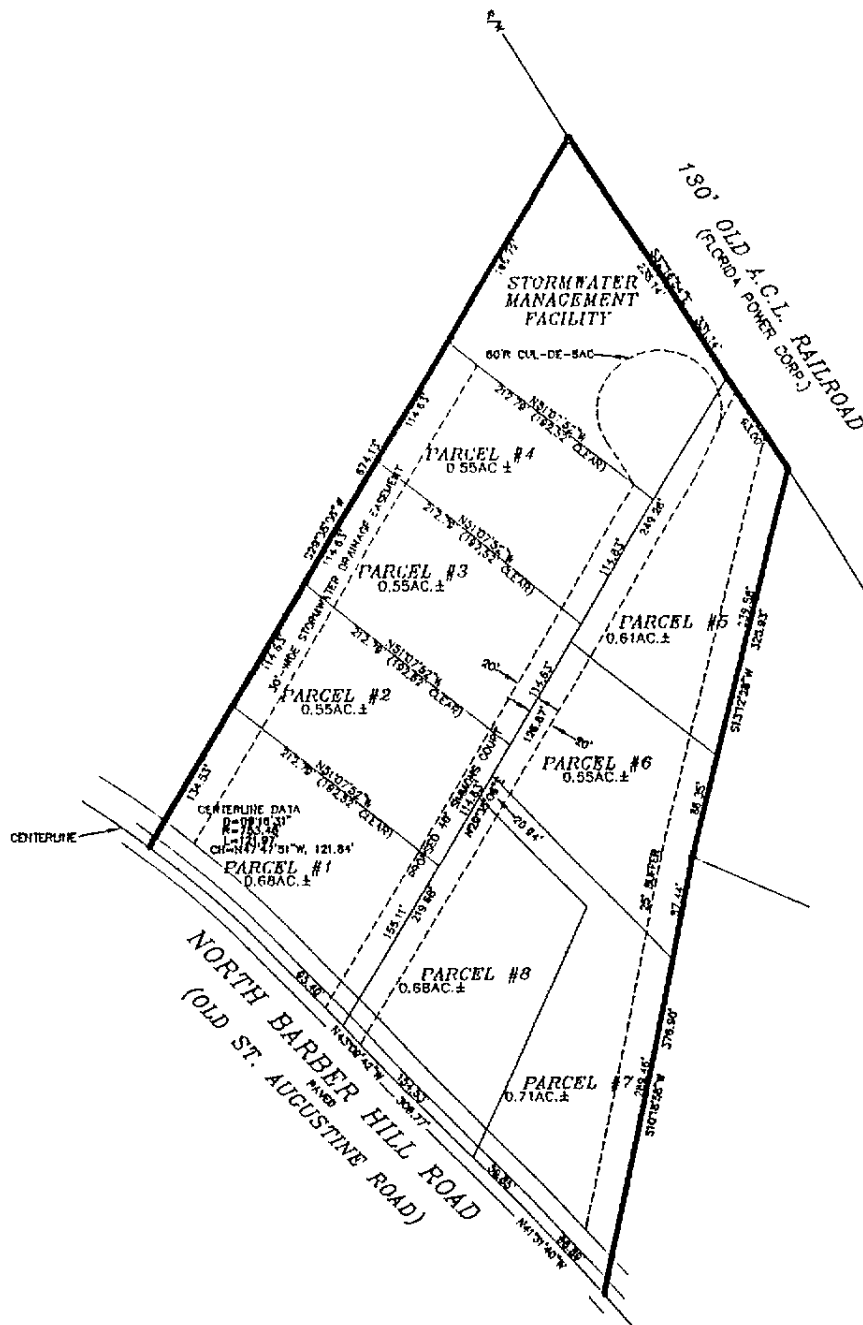
SURFACEWATER MANAGEMENT SYSTEM:

Prior to dissolution of this association, all property, interest in property, whether real, personal, or mixed, which is directly or indirectly related to the surfacewater management system, including but without limitation, all lakes, ditches, canals, retention or detention areas, drainage, other surfacewater 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 and accepted for maintenance by the appropriate unit of government or otherwise transferred to and accepted for maintenance by the appropriate unit of government or otherwise transferred to and accepted for maintenance by an 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 IX. DECLARATION OF INTENTION

The specific purposes for which the Association is formed is to provide for the perpetual care, maintenance, and associated liabilities of the stormwater management system serving the St. Augustine Pines Subdivision and its common areas. Generally, the Association's purpose is to promote the health, safety, and welfare of the residents within the Subdivision.

EXHIBIT 1
COPY OF PLAT



CERTIFICATE OF AUTHORIZATION JETTS

BIG BEND TECHNOLOGIES INC.
 2620-4 WEST TENNESSEE STREET
 TALLAHASSEE, FL 32304
 PH: (850) 574-2800 FAX: (850) 574-8899



ST. AUGUSTINE PINES SUBDIVISION
 LAMONT, JEFFERSON COUNTY, FLORIDA
 FOR: BILLY SIMMONS

DATE: 10/15/02
 PROJECT: 22012
 DRAWN: N.S.B.
 CHECKED: D.R.B.

REVISIONS

FILED

EXHIBIT 2
ACCEPTANCE OF REGISTERED AGENT

2003 FEB -6 PM 4:08

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT / REGISTERED OFFICE

STATE OF FLORIDA
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Section 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the Registered Office / Registered Agent, in the State of Florida:

1. The name of the corporation is:

ST. AUGUSTINE PINES SUBDIVISION HOMEOWNERS ASSOCIATION, INC.

2. The name and address of the Registered Agent and principal office are:

Billy Simmons
338 River Road
Lamont, Florida 32336

DATED Feb 4-2003

ST. AUGUSTINE PINES SUBDIVISION
HOMEOWNERS ASSOCIATION

By: Billy Simmons
Billy Simmons
Its: President

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

Billy Simmons
Billy Simmons

DATED Feb. 4-2003