

Division of Corporations

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FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

FLORIDA NON-PROFIT CORPORATION

Orange Estates Owners Association, Inc.

Certificate of Status	1
Certified Copy	1
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ARTICLES OF INCORPORATION
OF
ORANGE ESTATES OWNERS ASSOCIATION, INC.
A NONPROFIT CORPORATION

The undersigned natural person of legal age, who is a citizen of the State of Florida, acting as incorporator of a corporation under Chapter 617 of the Florida Statutes, does hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I

The name of the corporation (called the Association) is Orange Estates Owners Association, Inc.

ARTICLE II

The Association is a non-profit corporation.

ARTICLE III

The business address and the mailing address of the association is 3365 Ocean Drive, Vero Beach, Florida 32963.

ARTICLE IV

The existence of this Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

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ARTICLE V

The purposes for which the Association is formed are to provide for maintenance, preservation, and architectural control, and services to the residential lots and improvements thereon, and common area, within a certain tract described as **ORANGE ESTATES**, in Indian River County, Florida, and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purposes, of real property described as follows:

Tracts 9 and 10, Section 22, Township 33 South, Range 38 East, according to the Last General Plat of Lands of Indian River Farms Company, filed in the office of the Clerk of the Circuit Court, in Plat Book 2, Page 25, Public Records of St. Lucie County, Florida; less and except the West 30 feet thereof for road rights-of-way and the East 30 feet for canal right-of-way; said lands not lying and being in Indian River County, Florida.

In furtherance of such purposes, the Association shall 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 Indian River 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, including foreclosure; 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 of written instrument of two-thirds of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all or 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 upon by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds of each class of members, agreeing to such dedication, sale, or transfer;

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

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

(h) The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit no. _____ requirements and applicable District rules, and shall assist in the enforcement of the Declaration provisions which relate to the surface water or stormwater management system(s). Adequate assessments against members as provided in the Declarations shall be levied and collected for the cost of maintenance and operation of the surface water or stormwater management system(s).

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

ARTICLE VI

The street address of the initial registered office of the Association is 3355 Ocean Drive, Vero Beach, Florida 32963, and the name of its initial registered agent at such address is Ralph L. Evans.

ARTICLE VII

Every person or entity who 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, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

ARTICLE VIII

The directors shall be elected or appointed as stated in the bylaws. The number of directors constituting the initial board of directors of the Association is three.

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ARTICLE IX

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 X

The name and street address of each incorporator is:

Name	Address
Ralph L. Evans	3355 Ocean Drive Vero Beach, Florida 32963

Executed at Vero Beach, Florida, on March 14 2003.


Ralph L. Evans, Incorporator

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 14th day of March 2003, by Ralph L. Evans, who is personally known to me or who produced _____ as identification.


Notary Public



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CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

Pursuant to Section 48.091, Florida Statutes (1995), the following is submitted:

ORANGE ESTATES OWNERS ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office as designated in the Articles of Incorporation, Vero Beach, Indian River County, Florida, has named **RALPH L. EVANS, ESQUIRE**, located at 3358 Ocean Drive, Vero Beach, FL 32963, as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

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 provisions of said Act relative to keeping open said office.



Ralph L. Evans, Esquire
Registered Agent

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