

703000066771

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



200021992792

08/06/03--01013--007 **78.75

FILED
03 AUG -6 AM 11:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

758/7/03

Eddie M. Anderson, P.A.
ATTORNEY AT LAW

152 North Marion Avenue
Post Office Box 1179
Lake City, Florida 32056-1179

Telephone: (386) 754-0771
Fax: (386) 754-0772

August 1, 2003

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

Re: Indian Lake Estates
Homeowners' Association, Inc.

Gentlemen:

Enclosed please find an original and one copy of the Articles of Incorporation for the above captioned corporation. Also enclosed is a check in the amount of \$78.75 to cover the following:

Filing Fee (Articles of Incorporation)	\$ 35.00
Filing Fee (Registered Agent Designation)	35.00
Certified Copy of Articles	<u>8.75</u>
	\$ 78.75

If you find the enclosed in proper form, we would appreciate your approving, filing the same and returning the certified copy to this office at your earliest convenience.

Thank you for your courtesies.

Sincerely yours,



Eddie M. Anderson

EMA:mv
Enclosures

FILED

03 AUG -6 AM 11:19

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
INDIAN LAKE ESTATES HOMEOWNERS' ASSOCIATION, INC.**

The undersigned subscribers to these Articles of Incorporation, each a natural person, competent to contract, hereby associate themselves together to form a corporation not for profit under Chapter 617, Florida Statutes.

ARTICLE I – NAME

The name of the corporation is INDIAN LAKE ESTATES HOMEOWNERS' ASSOCIATION, INC.

ARTICLE II – DURATION

This corporation shall have perpetual existence.

ARTICLE III – PURPOSE

The association is organized for the purpose of acquisition and management, maintenance, operation and care of real personal property, including but without limitations, all roads, parks, common areas, 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 or controlled by the association or the owners in common.

- A. To fix and make assessments and collect the assessment by any lawful means, including foreclosure of any lien for such assessment.
- B. To borrow money.
- C. To use and expend the proceeds of assessments and borrowings in a manner consistent with the purpose for which this association is formed and to pay debts and obligations of the association.
- D. Review plans and specifications of proposed improvements to determine whether they comply with the Declaration of Restrictions and Protective Covenants of Indian Lake Estates.
- E. To maintain, repair, replace, operate and care for real personal property, including and without limitations, all roads, parks, common areas, 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 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.

- F. Purchase and maintain insurance.
- G. To make, amend, impose and enforce by any lawful means, reasonable rules and regulations of use of the common areas and association property.
- H. To contract for services with others.
- I. To do and perform anything required by these articles, the bylaws, or the declaration to done by the owner, but if not done by the owner in a timely manner, at the expense of the owner.
- J. To do and perform any obligations imposed upon the association by the declaration or by any permit or authorization from any unit or local, regional, state, or 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 limiting the powers of the association,. Rather, the association will have and exercise all the powers conferred upon associations so formed.

ARTICLE IV – POWERS

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

- A. The purchase, ownership, maintenance, control, sale, lease, mortgaging, encumbering or other wise dealing in any manner with real and personal property of every type, kind and nature.
- B. The employment, direction and discharge of personnel necessary to carry out the purposes herein stated.
- C. To do any and all things necessary, incidental, or desirable to accomplish any and all of the purposes and objective for which the corporation is organized, either alone or in association with other

corporations, firms or individuals and to carry on any lawful activity necessary or incidental to the accomplishment of the purposes and objectives of the corporation.

- D. To make and collect assessments against property owners in the development and use the proceeds thereof in the exercise of its powers and duties, including, but not limited to the defraying of costs and expense of carrying out its purposes.
- E. To maintain, repair, replace and operate property owned by it, purchase insurance thereon, and to make and adopt reasonable regulations respecting the use and appearance of the Road System and other property owned or controlled by the corporation, and the enforce by all legal means the provisions of these articles of incorporation and any by-laws by regulations adopted pursuant hereto.

The foregoing enumeration of powers shall in no way be construed to limit or restrict in any manner the powers of the corporation as may be otherwise provided or granted by law.

ARTICLE V – MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided interest in any lot which by virtue of the Declaration is subject to assessment by the corporation shall be a member of the corporation. Membership shall be appurtenant to and may not be separated from ownership.

ARTICLE VI – PRINCIPAL OFFICE, REGISTERED OFFICE AND AGENT

The initial principal office and registered office of the corporation is 5617 State Road 6 West, Jasper, Florida 32052. The name of its initial Registered Agent at such address is Joseph Brady.

ARTICLE VII – BOARD OF DIRECTORS

The corporation shall have a Board of Directors which shall consist of not less than three (3) nor more than nine (9) persons, who shall be elected as provided in the Corporation By-Laws. The numbers of persons constituting the initial Board of Directors of the corporation shall consist of three (3) and the names and addresses of the persons who shall serve as initial members are:

NAME	ADDRESS
JOSEPH BRADY	5617 SR 6 West Jasper, Florida 32052
BILLY JOE BRADY	5617 SR 6 West Jasper, Florida 32052
DENNIS J. PRICE	4974, 62 nd st Live Oak, FL 32060

ARTICLE VIII – ORGANIZATION FORM

The corporation is organized upon a non-stock basis.

ARTICLE IX – NAME AND ADDRESS OF INCORPORATOR

The name and address of the incorporator is:

NAME	ADDRESS
Joseph R. Brady	5617 SR 6 West, Jasper Fl. 32052

ARTICLE X – OFFICERS

The officers of the corporation shall be a president, a secretary, and a treasure, and such other officers as the members may determine. One person may hold two or more offices.

ARTICLE XI – INITIAL CONTROL BY DEVELOPER

Notwithstanding the other provisions contained in these article to the contrary, Joseph Brady, or his successors and assigns in interest (Developer), shall have control of the activities of the Association until the Developer relinquishes that right or ceases to be the owner of 30% of the parcels within the Development. 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 that all terms and conditions placed upon the Developer by permits or authorization from the Suwannee River Water management District have been satisfied in full and that transfer is supposed to occur on a specific date.

ARTICLE XII – ASSESSMENTS

Assessments to each member for such member's proportionate share of the common expense shall be computed, assessed and due as provided in the declaration. Annual assessments, installments thereon or special assessments

not paid by the due date, as established by the declaration, shall bear interest from the due date until paid at the rate of eighteen (18%) percent per annum or such lower rate as the Board of Directors shall determine, shall be subject to a late charge as may be set and uniformly applied by the Board of Directors and shall entitle the Association to re-imbursement of attorney's fees incurred by the Association incident to the collection of any such delinquent assessment. The Association shall have a lien on each lot and Unit for any unpaid assessment, including special assessments, together with interest thereon, and for reasonable attorney's fees.

ARTICLE XIII – VOTING RIGHTS

Members, including the developers are entitled to on (1) vote for each lot owned. When more than one person or entity holds an interest in any lot, all such persons or entities shall be members. The vote for such lot shall be exercised as such members may determine among themselves but in no event shall more than one vote be cast with respect to any one lot owned. The Board of Directors may suspend the voting rights of any member of the corporation who is in default in any of his obligation under the Declaration (including, but not limited to, the failure to pay any assessment). Providing that such default has continued uncured for a period of 30 days after written notice thereof to such member.

ARTICLE XIV – SUBSCRIBERS AND INITIAL OFFICERS AND DIRECTORS

The name and residence of the subscribers to these Articles of Incorporation are:

NAME	ADDRESS
JOSEPH BRADY	5617 SR 6 West Jasper, Florida 32052
BILLY JOE BRADY	5617 SR 6 West Jasper, Florida 32052
DENNIS J. PRICE	4974, 62 nd st Live Oak, FL 32060

ARTICLE XV – BYLAWS AND AMENDMENT OF ARTICLES

The Bylaws will be adopted and may be amended by the Directors or members, consistent with these articles and the declaration by majority vote or written assent of members entitled to exercise voting power. Amendments to articles or bylaws which directly or indirectly impact operation and maintenance of the surfacewater management system,

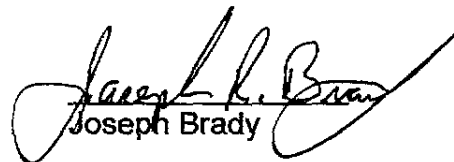
including but without limitation, all lakes, ditches, canals, retention or detention areas, drainage, other surface water management works, preservation or conservation areas, wetlands and wetland mitigation areas which are owned or controlled by the association or by the owners in common, may be made 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 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 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.

ARTICLES XVI – DISSOLUTION

No part of the income of the corporation shall be distributable to its members, directors or officers either during the existence or the corporation or upon its dissolution.

PRIOR TO THE DISSOLUTION OF THIS CORPORATION, ALL PROPERTY, INTEREST IN PROPERTY, WHETHER REAL, PERSONAL, MIXED, WHICH IS DIRECTLY OR INDIRECTLY RELATED TO THE SURFACWATER MANAGEMENT SYSTEM INCLUDING BUT WITHOUT LIMITATION, ALL LAKES, DITCHES, CANALS RETENTION OR DETENTION AREA, DRAINAGE, OTHER SURFACEWATER MANAGEMENT WORKS, AND PRESERVATION OR CONSERVATION AREAS WETLANDS, AND WETLAND MITIGATION AREAS WHICH ARE OWNED BY THE CORPORATION OR THE OWNERS IN COMMON, WILL BE DEDICATED TO AND ACCEPETED FOR MANTENANCE BY AN APPROVED ENTITY. DEDICATION OR APPROVAL MUST BE AUTHORIZED BY THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT THROUGH MODIFICATION OF ANY AND ALL PERMITS 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 THE APPLICATION FOR SUCH MODIFICATION.

IN WITNESS WHEREOF, the undersigned incorporator has caused these Articles of Incorporation to be executed, in duplicate, by its duly authorized undersigned officer, this 31st day of July, 2002. 2003


Joseph Brady

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing articles of Incorporation were acknowledged before me by Joseph Brady, the incorporator named in the foregoing Articles of Incorporation, this 31st day of July 2003



Michelle Vaughn
Commission # CC 956240
Expires Aug. 17, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

My Commission expires

8/17/04

ACKNOWLEDGEMENT BY RESIDENT AGENT

Having been named to accept services of process for Indian Lake Estates, Home Owners Association, at 5617 SR 6 West, Jasper, Florida 32052, I hereby accept to act in this capacity and agree to comply with the provisions of Florida Statue relative to keeping open said office.

FILED
03 AUG -6 AM 11:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA