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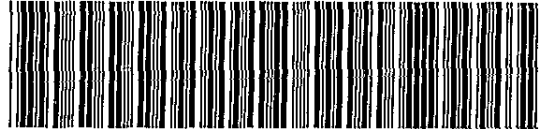
(Business Entity Name)

(Document Number)

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

✓

9/18

## TRANSMITTAL LETTER

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

SUBJECT: SWEETWATER OAKS COMMERCIAL SUBDIVISION  
PROPERTY OWNERS ASSOCIATION, INC.  
(Proposed corporate name-must include suffix)

☒ Enclosed is 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

☐ Enclosed is original and one (1) copy of ARTICLES OF AMENDMENT to Articles of Incorporation and a check for:

☐ \$35.00  
Filing Fee

FROM:

STANLEY J. SOLOMON

Name (printed or typed)

3511 SOUTH PENINSULA DRIVE

Address

PORT ORANGE, FLORIDA 32127

City, State, Zip

(386) 761-5733

Daytime Telephone Number

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

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03 SEP 15 PM 2:19

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**

**OF**

**SWEETWATER OAKS COMMERCIAL SUBDIVISION  
PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned, for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, does hereby adopt the following Articles of Incorporation:

**ARTICLE I: NAME**

The name of the Corporation is SWEETWATER OAKS COMMERCIAL SUBDIVISION PROPERTY OWNERS ASSOCIATION, INC.

**ARTICLE II: DURATION**

The period of duration of the Corporation is perpetual unless dissolved according to law. Corporate existence shall commence upon the filing of these Articles of Incorporation.

**ARTICLE III: PURPOSE**

The purpose of the Corporation is to operate and maintain the stormwater management system authorized by the St. Johns River Water Management District pursuant to Permit No. 40-127-87207-1 and for such other purposes as authorized by Florida law, including, but not limited to, maintenance and collection of assessments for the maintenance of all common areas within the subdivision and as depicted on the Sweetwater Oaks Commercial Subdivision plat and Development Order.

**ARTICLE IV: DUTIES**

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. 40-127-87207-1 requirements and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein.

**ARTICLE V: POWERS**

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

## **ARTICLE VI: ASSESSMENTS**

The assessments shall be used for the maintenance and repair of the surface water or stormwater management systems including but not limited to work within retention areas, drainage structures and drainage easements.

## **ARTICLE VII: QUALIFICATION**

The qualifications for shareholders and the manner of their admission are stated in the bylaws of the Corporation.

## **ARTICLE VIII: INITIAL REGISTERED OFFICE AND AGENT**

The initial registered office and agent of the Corporation will be Paul D. Bradley. The initial address of the principal office of the Corporation will be 3317 Oak Vista Drive, Port Orange, FL 32128.

## **ARTICLE IX: INITIAL BOARD OF DIRECTORS**

The number of persons constituting the Board of Directors of the Corporation is three (3) initially. The number of directors may be either increased or diminished from time to time by amendment to the bylaws but shall never be less than three (3). The name and address of each person who is to serve as a member of the initial Board of Directors is:

Paul D. Bradley	3317 Oak Vista Drive Port Orange, FL 32128
Jack N. Barrett	3306 Oak Vista Drive Port Orange, FL 32128
Timothy L. Moon	107 Sweetwater Hills Drive Longwood, FL 32779

Members of the Board shall be selected as set forth in the bylaws.

## **ARTICLE X: DISSOLUTION**

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 XI: INCORPORATOR

The name and address of the incorporator of these Articles of Incorporation is Paul D. Bradley, 3317 Oak Vista Drive, Port Orange, FL 32128.

### ARTICLE XII: AMENDMENTS

The Corporation reserves the right to amend or repeal and provisions of these Articles of Incorporation, or any amendment(s) thereto.

### ARTICLE XIII: EXISTENCE AND DURATION

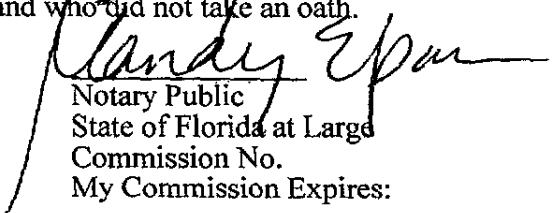
Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 25 day of June, 2003.

  
Paul D. Bradley

STATE OF FLORIDA  
COUNTY OF Volusia ss.:

The foregoing instrument was acknowledged before me this 25 day of June, 2003, by Paul D. Bradley, as Incorporator, who is personally known to me or who has produced as identification and who did not take an oath.

  
Notary Public  
State of Florida at Large  
Commission No.  
My Commission Expires:

Mandy E. Space  
MY COMMISSION # DD163633 EXPIRES  
November 7, 2006  
BONDED THRU TROY FAIR INSURANCE, INC.



**CERTIFICATE OF DESIGNATION**

**REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 607.0501, Florida Statutes, the mentioned 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

**SWEETWATER OAKS COMMERCIAL SUBDIVISION PROPERTY OWNERS ASSOCIATION, INC.**

2. The name and address of the registered agent and registered office is:

Mr. Paul D. Bradley  
3317 Oak Vista Drive  
Port Orange, FL 32128

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.

  
Paul D. Bradley

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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