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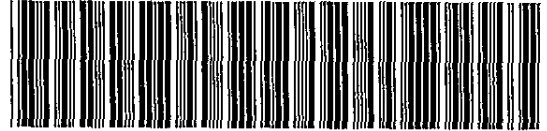
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FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

July 30, 2004

GARDNER

SUBJECT: HIGH BRIDGE PLANTATION HOMEOWNERS ASSOCIATION, INC.  
Ref. Number: W04000029226

We have received your document for HIGH BRIDGE PLANTATION 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 617.0803, 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) 245-6855.

Tammy Hampton  
Document Specialist  
New Filings Section

Letter Number: 904A00047899

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**ARTICLES OF INCORPORATION**  
**OF**  
**HIGH BRIDGE PLANTATION HOMEOWNERS ASSOCIATION, INC.**

The undersigned, acting as incorporator of a non-profit corporation under Chapter 617 of the Florida Statutes, does hereby adopt the following Articles of Incorporation:

**ARTICLE I**

The name of the corporation is **HIGH BRIDGE PLANTATION HOMEOWNERS ASSOCIATION, INC.** (hereafter "the Association"). The initial principal place of business will be 2463 Papillion Way, Tallahassee, Florida 32309 and mailing address of the Association shall be 2463 Papillion Way, Tallahassee, Florida 32309.

**ARTICLE II**

The owners of lots in **HIGH BRIDGE PLANTATION MINOR SUBDIVISION** (hereafter the "Subdivision") in Gadsden County, Florida, shall be members of the Association as provided in the Declaration of Covenants, Conditions, Restrictions and Easements pertaining to it.

The specific primary purposes for which the Association is formed are to provide for maintenance of the Common Area of the Subdivision. Generally, the Association's purpose is to promote the health, safety, and welfare of the residents within the Subdivision.

In furtherance of the specific and general purposes, the Association shall have power to:

- (a) Perform all of the duties and obligations of the Association as set forth in the restrictive covenants applicable to the Subdivision;
- (b) Affix, levy and collect and enforce payment by any lawful means of, all charges and assessments pursuant to, the terms of the applicable restrictive covenants; and pay all expenses in

connection therewith, and all office and other expenses incidental to the conduct of the business of the Association;

(c) Acquire (by gift, purchase, or otherwise), own, hold and improve, build upon, 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) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes; or annex additional residential property or common areas, provided that any merger, consolidation or annexation shall have the assent by vote or written instrument as specified in the restrictive covenants;

(e) Have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the restrictive covenants, and no part of any net earnings of the Association will inure to the benefit of any member.

### **ARTICLE III**

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is within the Subdivision, but excluding persons or entities 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.

#### **ARTICLE IV**

The period of duration of the Association shall be perpetual.

#### **ARTICLE V**

The name and address of the initial Registered Agent are:

Brent Sparkman  
2463 Papillion Way  
Tallahassee, Florida 32309

#### **ARTICLE VI**

The affairs of the Association shall be managed by a Board of Directors, a President and Vice President [both of whom shall at all times be members of the Board of Directors], and a Secretary and Treasurer. The officers shall be elected at the first meeting of the Board of Directors following each annual meeting of members.

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

President/Secretary/Treasurer:      Brent Sparkman

#### **ARTICLE VII**

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:

Brent Sparkman, 2463 Papillion Way, Tallahassee, Florida 32309  
Dawn Windsor, 740-15 White Drive, Tallahassee, Florida 32304  
Michael P. Bist, 1300 Thomaswood Drive, Tallahassee, Florida 32308

The Board of Directors shall have the number of Directors specified in the By-Laws, and shall always have at least three (3).

### **ARTICLE VIII**

Subject to the rights of the Declarant 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 shall be made and adopted by the Board of Directors.

### **ARTICLE IX**

Subject to the rights of the Declarant expressed in the Declaration, amendments to these Articles of Incorporation may be proposed by any member of the Association and these Articles may be amended at any annual meeting of the Association or at any special meeting duly called and held for such purpose, on the affirmative vote of two-thirds of the members existing at the time of, and present at, such meeting. Additionally, as long as there is a Class B membership and there are outstanding any mortgages insured or guaranteed by the Federal Housing Administration or the Veterans Administration, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, and dissolution and amendment of these Articles.

### **ARTICLE X**

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.

**ARTICLE XI**

The name and street address of the incorporator to these Articles of Incorporation is:

Brent Sparkman  
2463 Papillion Way  
Tallahassee, Florida 32309

**EXECUTED** by the incorporator on this 29<sup>th</sup> day of July, 2004.

  
BRENT SPARKMAN

**STATE OF FLORIDA,  
COUNTY OF LEON.**

**BEFORE ME**, the undersigned authority, personally appeared Brent Sparkman, who,  
first being duly sworn by me, and to me well known to be the individual described in the  
foregoing Articles of Incorporation, acknowledged to and before me that he executed the same  
for the purposes expressed therein.

**WITNESS** my hand and official seal on this 29<sup>th</sup> day of July, 2004.



Cynthia T. Ragans  
MY COMMISSION # DD063018 EXPIRES  
November 22, 2005  
BONDED THRU TROY FAIN INSURANCE, INC.

  
NOTARY PUBLIC

**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

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:

**HIGH BRIDGE PLANTATION HOMEOWNERS ASSOCIATION, INC.**

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

Brent Sparkman  
2463 Papillion Way  
Tallahassee, Florida 32309

DATED this 29<sup>th</sup> day of July, 2004.

**HIGH BRIDGE PLANTATION  
HOMEOWNERS ASSOCIATION, INC.**

By: 

**BRENT SPARKMAN**

**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.

  
**BRENT SPARKMAN**

Dated: July 29, 2004

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