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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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TRANSMITTAL LETTER

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

SUBJECT: DUCKWEED TOWNHOUSE HOMEOWNERS 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: ROBERT MYERS / KATHY MASON
Name (Printed or typed)

5420 STANFORD RD
Address

JACKSONVILLE, FL 32207
City, State & Zip

904-737-4318
Daytime Telephone number

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

ARTICLES OF INCORPORATION
OF
DUCKWEED TOWNHOUSE
HOMEOWNERS' ASSOCIATION, INC.,
A NOT FOR PROFIT FLORIDA CORPORATION

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapter 617 of the Florida Statutes, 1973, the undersigned, all of whom are residents of Duval County, Florida, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

The name of this corporation is DUCKWEED TOWNHOUSE
HOMEOWNERS' ASSOCIATION, INC.

ARTICLE II

The principal office of the Association is located at, 5420 Stanford Rd., Jacksonville, Florida, 32207. Registered Agent is Kathy C. Mason, 5420 Stanford Rd., Jacksonville, Florida, 32207.

ARTICLE III

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance and preservation property (as defined in the Declaration of Covenants, Conditions and Restrictions, referred to hereinafter as "Declaration") and to provide, according to the provisions of the Declaration, within that certain tract of property as shown and described in that certain plat to be recorded among the public records of Duval County, Florida, to wit: lots 1, 2 and 3 as shown on map of Lakewood Townhomes (unrecorded).

See Exhibit "A", which is attached hereto and made a part hereof, for the promotion of the health and safety and welfare of the residents within the above described property and any additions thereto as

may hereafter be brought within the jurisdiction of this Association, and in furtherance of these purposes, to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants and Restrictions this 16th day of August, 2004, hereinafter and above called "Declaration", applicable to the property as recorded in the Office of the Clerk of the Circuit Court of Duval County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein by reference as though set forth in its entirety herein.

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent of two-thirds (2/3rds) of all members, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that such annexation shall be in accordance with the provisions of the Declaration and any such merger or consolidation shall have the assent of two-thirds (2/3Tds) of all members;

(f) have and exercise any and all powers, rights and privileges which a Corporation organized under Chapter 617, Corporations Not for Profit, laws of the State of Florida, by law may now or hereafter have or exercise;

(g) 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 Declaration and no part of any net earnings of the Association will inure to the benefit of any member.

(h) The period of duration of this Association shall be perpetual.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION - TERM OF OFFICE

SECTION 1. Number. The affairs of this Association shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than nine (9) members. The first Board of Directors shall have three (3) members.

SECTION 2. Term of Office. Each member of the Board shall serve for a term of one year until the next annual meeting, or until such time as his successor is chosen. The eligibility of a member to be elected for more than one (1) term shall not be abridged.

SECTION 3. Removal. Any director may be removed from the Board with or without cause, by a majority of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and he shall serve for the unexpired term of his predecessor.

SECTION 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in performance of his duties.

SECTION 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

SECTION 6. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The

Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled.

SECTION 7. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each such vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving a majority of the votes cast for that office shall be elected. Cumulative voting is not permitted.

The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

Kathy C. Mason 5420 Stanford Rd., Jacksonville, Florida 32207

Kenneth Hendryx 5424 Stanford Rd., Jacksonville, Florida 32207

Donna Neville, 5424 Stanford Rd., Jacksonville, Florida 32207

Every person or entity who is a record owner of a fee or undivided fee interest in any unit and/or residential lot which is subject by covenants of record to assessment by the Association shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any unit which is subject to assessment by the Association.

ARTICLE V

The officers of this Association shall be a President, and a Vice President, who shall at all times be members of the Board of Directors, a Secretary, a Treasurer, and such other officers as the Board may from time to time by resolution create. The election of officers shall take place at the first meeting of the Board of Directors, which shall follow each annual meeting of the members. The names of the officers who are to serve until the first election or appointments are:

Kathy C. Mason 5420 Stanford Rd., Jacksonville, Florida 32207, Vice President

Kenneth Hendryx 5424 Stanford Rd., Jacksonville, Florida 32207, President

Donna Neville 5424 Stanford Rd., Jacksonville, Florida 32207, Treasurer

Robert Myers 5420 Stanford Rd., Jacksonville, Florida 32207, Secretary

ARTICLE VI

The name and address of the initial Registered Agent for Duckweed Townhouse Homeowner's Association, Inc. is:

Kathy C. Mason 5420 Stanford Rd., Jacksonville, Florida 32207

ARTICLE VII

The name and address of the incorporator of Duckweed Townhouse Homeowner's Association, Inc. is:

Robert Myers 5420 Stanford Rd., Jacksonville, Florida 32207

ARTICLE VIII

The By-Laws 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 one half (50%) of members existing at the time of and present at such meeting except that the initial By-Laws of the Association shall be made and adopted by the Board of Directors.

ARTICLE IX

Proposals for the alteration, amendment or rescission of these Articles of Incorporation may be made by a majority of the members voting in person or by Proxy at a special or regular meeting of members. Amendment of these Articles of Incorporation shall require the assent of not less than one half (1/2) of the total number of votes of membership.

ARTICLE X

The Association shall have one class of voting membership:

Class A: Class A members shall be all owners and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such Persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any one lot.

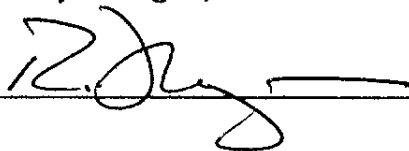
ARTICLE XI

The Association may be dissolved with the assent given in writing and signed by the holders of not less than two-thirds (2/3rds) of the total number of votes of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for the purposes similar to those for which this Association was created. In the event such dedication is refused acceptance, such assets shall be granted,

conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes, or distributed to the members as appurtenances (if real property or any interest therein) to the member's lots, subject to any and all applicable loans. This Article is subject to provisions of Florida Statute 617.05.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation this 16th day of August, 2004.

Robert Myers
Incorporator



8/16/04
Date

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Kathy C. Mason
Registered Agent



8/16/04
Date

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TALLAHASSEE, FLORIDA