

N04000010981

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☐ PICK-UP

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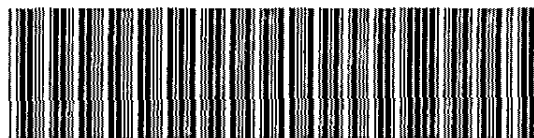
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

[Handwritten signature]
11/24/04

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Waterstone Master Homeowners
Association, Inc.

Signature _____

Requested by: _____

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____

- ☒ Art of Inc. File _____
- _____ LTD Partnership File _____
- _____ Foreign Corp. File _____
- _____ L.C. File _____
- _____ Fictitious Name File _____
- _____ Trade/Service Mark _____
- _____ Merger File _____
- _____ Art. of Amend. File _____
- _____ RA Resignation _____
- _____ Dissolution / Withdrawal _____
- _____ Annual Report / Reinstatement _____
- _____ Cert. Copy _____
- ☒ Photo Copy _____
- _____ Certificate of Good Standing _____
- _____ Certificate of Status _____
- _____ Certificate of Fictitious Name _____
- _____ Corp Record Search _____
- _____ Officer Search _____
- _____ Fictitious Search _____
- _____ Fictitious Owner Search _____
- _____ Vehicle Search _____
- _____ Driving Record _____
- _____ UCC 1 or 3 File _____
- _____ UCC 11 Search _____
- _____ UCC 11 Retrieval _____
- _____ Courier _____

ARTICLES OF INCORPORATION

OF

WATERSTONE MASTER HOMEOWNERS ASSOCIATION, INC.
(a corporation not for profit)

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2009 NOV 23 A 11:16
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of corporations not for profit, we, the undersigned, hereby associate ourselves into a corporation for the purpose and with the powers hereinafter mentioned; and to that end we do, by these Articles of Incorporation, set forth:

ARTICLE I – NAME

The name of the corporation shall be WATERSTONE HOMEOWNERS ASSOCIATION, INC.

ARTICLE II – PURPOSE

The purposes and objects of the corporation shall be to administer the operation and management of the common areas of WATERSTONE to be established by WATERSTONE DEVELOPMENT, LLC, a Florida limited partnership, hereinafter called Developer, upon the following described property, situate, lying and being in Brevard County, Florida, to wit:

See Exhibit A attached hereto and made a part hereof

and to undertake the performance of the acts and duties incident to the administration of the operation and maintenance of said common areas and in accordance with the terms, provisions, conditions, and authorizations contained in these articles and which may be contained in the Declarations of Restrictions, which will be or which has been recorded in the Public Records of Brevard County, Florida, at the time said property, and the improvements now or hereafter situate thereon are submitted for platting; and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said common areas. The corporation shall be conducted as a non-profit organization for the benefit of its members.

ARTICLE III – POWERS

The corporation shall have the following powers:

- A. All of the powers and privileges granted to corporations not for profit under the law pursuant to which this corporation is chartered, and all of the powers and privileges which may be granted unto said corporation or exercised by it under any other applicable laws of the State of Florida.

B. All of the powers reasonably necessary to implement and effectuate the purposes of the corporation, including, but not limited to:

1. Making and establishing reasonable rules and regulations governing the use of common areas in accordance with the terms as may be defined in the Declaration of Restrictions.

2. Levying and collecting assessments against members of the corporation to defray the common expenses of the maintenance and operation of the common areas as may be provided in the Declaration of Restrictions and in the By-Laws of this corporation which may be hereafter adopted, including the right to levy and collect assessments for the purposes of acquiring, operating, leasing, managing, and otherwise trading and dealing with such property, whether real or personal, which may be necessary or convenient in the operation and maintenance of the common areas and in accomplishing the purposes set forth in the Declaration of Restrictions.

3. Maintaining, repairing, replacing, operating, and managing the common areas of this subdivision and the property comprising the same, including the right to reconstruct improvements after casualty and to make further improvement of said property.

4. Enforcing the provisions of the Declaration of Restrictions and these Articles of Incorporation, the By-Laws of the corporation which may be hereafter adopted, and the rules and regulations governing the use of the common areas as the same may be hereafter established.

5. To now or hereafter acquire and enter into leases and agreements of ever nature, whereby the corporation acquires leaseholds, memberships, and other possessory or use interests in land or facilities, including recreational facilities, whether or not contiguous to lands of this subdivision, to provide enjoyment, recreation, or other use of benefit to the owners of the property within this subdivision, all as may be deemed by the Board of Directors to be in the best interests of the corporation.

6. To exercise, undertake and accomplish all of the rights, duties, and obligations which may be granted to or imposed upon the corporation pursuant to the Declaration of Restrictions.

7. **To levy and collect adequate assessments against members of the Association for the costs of operation, 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.**

8. 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 of Covenants and Restrictions which relate to the surface water or stormwater management system.

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

ARTICLE IV – MEMBERS

The qualification of the members, the manner of their admission to membership, termination of such membership, and voting by members shall be as follows:

A. The owners of all lots in the subdivision shall be members of the corporation, and no other persons or entities shall be entitled to membership.

B. Membership shall be established by the acquisition of fee title to a lot in the subdivision or by acquisition of a fee ownership interest therein, whether by conveyance, devise, judicial decree or otherwise and the membership of a party shall be automatically terminated upon his being divested of all title to or his entire fee ownership interest in any subdivision lot except that nothing herein contained shall be construed as terminating the membership of any party who may own two (2) or more subdivision lots, so long as such party shall retain title to or a fee ownership interest in any lot.

C. The interest of a member in the funds and assets of the corporation cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his lot. The funds and assets of the corporation shall belong solely to the corporation, subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein in the Declaration of Restrictions and in the said By-Laws.

D. That Association shall have two classes of voting membership:

1. CLASS A. Class A members shall be all owners, with the exception of the Declarant, 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 determine, but in not event shall more than one vote be cast with respect to any lot.

2. CLASS B. Class B members shall be the declarant and shall be entitled to eight (8) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(b) On December 31, 2010.

ARTICLE V – TERM

Existence of the corporation shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The corporation shall exist in perpetuity. In the event of termination, dissolution or final liquidation of the corporation, the responsibility for the operation and maintenance of the surface water or stormwater management systems 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 VI – LOCATION

The principal office of the corporation shall be located at 3391 Bayside Lakes Blvd., SE Palm Bay, FL 32909, but the corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

ARTICLES VII – DIRECTORS

The affairs of the corporation shall be managed by the Board of Directors. The number of members of the first Board of Directors of the corporation shall be three (3). The number of members of succeeding boards of directors shall be three (3) except as changed from time to time by the By-Laws of the corporation. The members of the Board of Directors shall be elected as provided by the By-Laws of the corporation, which provide for election of directors at the annual meeting to be held on the second Tuesday of January each year. The first annual meeting shall be held on or before. The Board of Directors shall be members of the corporation or shall be authorized representatives, officers, or employees of a corporation member of this corporation.

Any vacancies in the Board of Directors occurring before the first election will be filled by the remaining directors.

The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Benjamin E. Jefferies
3391 Bayside Lakes Blvd., SE
Palm Bay, FL 32909

Ronald Thompson
3391 Bayside Lakes Blvd., SE
Palm Bay, FL 32909

Coleman Goatley
3391 Bayside Lakes Blvd., SE
Palm Bay, FL 32909

ARTICLE VIII – OFFICERS

The Board of Directors shall elect a President, Vice President and Secretary/Treasurer and as many additional Vice Presidents and Assistant Secretary/Treasurer as the Board shall determine. The President shall be elected from among the membership of the Board of Directors but no other officer needs to be a director. The same person may hold two (2) offices, the duties of which are not incompatible; provided, however, that the office of the President and Vice President shall not be held by the same person, nor shall the office of President and Secretary/Treasurer or Assistant Secretary/Treasurer be held by the same person.

The affairs of the corporation shall be administered by the officers designated in the By-Laws of this corporation. Said officers will be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and, with the approval of the Board of Directors, may employ a managing agent and/or such other managerial and supervisory personnel or entities to administer or assist in the administration of the operation and management of the common areas and the affairs of the corporation, and any such person or entity may be so employed without regard to whether such person or entity is a member of the corporation or a director of the corporation.

The names and addresses of the officers who will serve until their successors are designated are as follows:

Benjamin E. Jefferies	President
3391 Bayside Lakes Blvd., SE	
Palm Bay, FL 32909	

Ronald Thompson
3391 Bayside Lakes Blvd, SE
Palm Bay, FL 32909

Coleman Goatley
3391 Bayside Lakes Blvd., SE
Palm Bay, FL 32909

ARTICLE IX – SUBSCRIBERS

The subscribers to these Articles of Incorporation are the three (3) persons herein named to act and serve as members of the first Board of Directors of the corporation, the names of which subscribers and their respective addresses are more particularly set forth in Article VII above.

ARTICLE X – BY-LAWS

The original By-Laws of the corporation shall be adopted by the Board of Directors and thereafter, such By-Laws may be altered or rescinded by the Board in such manner as said By-Laws may provide.

ARTICLE XI – INDEMNIFICATION

Every director and every officer of the corporation shall be indemnification by the corporation against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a director or officer of the corporation, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that in the event of any claim for reimbursement of indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests of the corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE XII – AMENDMENTS

Any amendment or amendments to these Articles of Incorporation may be proposed by the Board of Directors of the corporation acting upon a vote of the majority of the directors, or by the members of the corporation owning a majority of the lots in the subdivision, whether meeting as members or by instrument in writing signed by them. Upon any amendment or amendments to these articles being proposed by said Board of Directors or members, such proposed amendment or amendments shall be transmitted to the President of the corporation or other officer of the corporation in the absence of the President, who shall thereupon call a special meeting of the members of the corporation for a date not sooner than twenty (20) days not later than sixty (60) days from the receipt by him of the proposed amendment or amendments, and it shall be the duty of the Secretary to give to each member written or printed notice of such meeting, stating the time

and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed or presented personally to each member not less than ten (10) days nor more than thirty (30) days before the date set for such meeting. If mailed, the notice of the membership meeting shall be sent by certified mail, return receipt requested, which mailing shall be deemed notice. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the corporation, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member. At such meeting, the amendment or amendments proposed must be approved by an affirmative vote of the members owning not less than two-thirds (2/3) of the lots in the subdivision in order for such amendment or amendments to become effective. Thereupon, such amendment or amendments of these articles shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State of Florida; and upon the registration of such amendment or amendments with said Secretary of State, a certified copy thereof shall be recorded in the Public Records of Brevard County, Florida, within ten (10) days from the date on which the same are so registered. At any meeting held to consider such amendment or amendments of these articles, the written vote of any member of the corporation shall be recognized, if such member is not in attendance at such meeting or represented thereat by proxy, provided such written vote is delivered to the Secretary of the corporation at or prior to such meeting.

IN WITNESS WHEREOF, the subscribers have hereunto set their hands and seals this 18 day of October, 2004

B. E. Jeffries
Benjamin E. Jeffries

R. W. Thompson
Ronald Thompson

Coleman Goatley
Coleman Goatley

STATE OF FLORIDA)
) ss:
COUNTY OF BREVARD)

THE FOREGOING INSTRUMENT was acknowledged before me this 18 day of October, 2004 by BENJAMIN E. JEFFERIES, RONALD THOMPSON and COLEMAN GOATLEY, who are personally known to me; or who produced _____ as identification, and who did take an oath:

Diana Gifford
Notary Public Signature

My commission expires: 9-24-08

Diana Gifford
Print Notary Public Name



Diana Gifford
Commission # DD347111
Expires: SEP. 24, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

CERTIFICATE OF REGISTRATION AGENT

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said act:

WATERSTONE HOMEOWNERS ASSOCIATION, INC., a corporation not for profit, desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, in the City of Palm Bay, County of Brevard, State of Florida, has named BENJAMIN E. JEFFERIES, located at 3391 Bayside Lakes Boulevard, SE, Palm Bay, Florida 32909, as its agent to accept service of process for the above-stated corporation, at the place designated in this certificate, who hereby accepts to act in this capacity, and agrees to comply with the provisions of the act relative to keeping open said office.


Benjamin E. Jefferies, Registered Agent

FILED
2004 NOV 23 A 11:10
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DESCRIPTION

PREPARED BY BRIEL & ASSOCIATES LAND SURVEYORS, INC.
 A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 30 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FROM THE NORTHEAST CORNER OF SAID SECTION 4 RUN S89°58'02"W ALONG THE NORTH LINE OF SECTION 4 A DISTANCE OF 50.01 FEET TO THE WEST RIGHT OF WAY LINE OF BABCOCK STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 423, PAGE 262 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN S01°14'57"E ALONG SAID RIGHT OF WAY LINE 540.20 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF BABCOCK STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 542 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S07°52'48"E ALONG SAID RIGHT OF WAY LINE 866.01 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF BABCOCK STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 544 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE CONTINUE S07°52'48"E ALONG SAID RIGHT OF WAY LINE 356.33 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE RUN S89°53'48"W 633.29 FEET; THENCE S36°36'51"E 956.53 FEET; THENCE S89°53'48"W 2082.35 FEET; THENCE N00°00'00"E 1059.35 FEET; THENCE N78°39'50"W 57.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2050.00 FEET AND A DELTA ANGLE OF 18°48'41"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE 673.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 890.00 FEET AND A DELTA ANGLE OF 30°40'50"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE 476.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1760.00 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE 42.39 FEET THROUGH A DELTA ANGLE OF 01°22'48"; THENCE DEPARTING SAID CURVE ON A NON-TANGENT LINE RUN N00°20'30"W 1347.74 FEET TO THE NORTH LINE OF SAID SECTION 4; THENCE RUN N89°58'02"E ALONG SAID NORTH LINE 646.90 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 4; THENCE CONTINUE N89°58'02"E ALONG THE NORTH LINE OF SECTION 4 A DISTANCE OF 2559.04 FEET TO THE POINT OF BEGINNING. CONTAINING 153.8140 ACRES MORE OR LESS.

NOTES:

1. NO FIELD WORK WAS PERFORMED IN THE PREPARATION OF THIS SKETCH. IT IS NOT INTENDED TO REPRESENT A LAND BOUNDARY SURVEY.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED BY THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE EAST ZONE OF FLORIDA, NORTH AMERICAN DATUM 83(1999). BASIS OF COORDINATES DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION MONUMENTS "195 73 A31" AND "195 73 A32". RETRIEVED FROM NATIONAL GEODETIC SURVEY DATA SHEETS MAY 12, 2004. INVERSED BEARING N11°13'01"W.

SHEET 1 OF 2

SKETCH & DESCRIPTION FOR: BAYSIDE LAKES DEVELOPMENT CORPORATION

Certified as to meeting the Minimum Technical Standards, Chapter 61G17-6, F.A.C., set forth by the Florida Board of Professional Surveyors and Mappers, pursuant to Section 472.027, Florida Statutes.

ROBERT R. BRIEL, Florida Professional Surveyor & Mapper, No. 3699

This survey is prepared and certified for the exclusive use of the client or clients named hereon. Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited.

SKETCH OF		
DESCRIPTION	NOVEMBER 4, 2004	04038-C1
TYPE	DATE	JOB NO.

WATERSTONE P.U.D.
 SKETCH OF DESCRIPTION
 FOR
 PHASE 1 CLOSING

DWN BY: RRB CHK BY: MAH SCALE: 1"=500'



BRIEL & ASSOCIATES

Land Surveyors, Inc. LB 3869

1790 Hwy. A1A, Suite 104 • Satellite Bch., Florida 32937 • (321) 773-7775