

**N0500000 1023**

(Requestor's Name)

Jack M. Callahan  
DBS  
451 Central Park Dr  
Largo, FL 33771

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

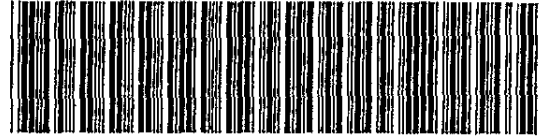
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*Jack M. Callahan, Esq.*

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Department of State  
Division of Corporations  
409 E. Gaines St.  
Tallahassee, FL 32399

RE: Darby Estates Homeowner's Association, Inc.

Dear Sir or Madam:

Enclosed is an original and one (1) copy of the Articles of Incorporation for the above referenced not for profit corporation along with a check in the amount of \$78.75 for the filing fee and one (1) certified copy of these Articles of Incorporation.

Please send the certified copy of these Articles of Amendment to:

Jack M. Callahan  
DBS  
451 Central Park Dr  
Largo, FL 33771

Thank you for your prompt assistance in this matter.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Jack Callahan', with a stylized flourish at the end.

Jack M. Callahan

**ARTICLES OF INCORPORATION**  
In compliance with Chapter 617, F.S., (Not for Profit)

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**Article I – Name**

The Name of the Corporation shall be:

Darby Estates Homeowner's Association, Inc.

**Article II – Principal Office**

The principal place of business and mailing address of the Corporation shall be:

11939 Pasco Trails Blvd  
Spring Hill, FL 34610

**Article III – Purpose**

The purpose for which the Corporation is organized is:

To maintain a homeowner's association as defined in Chapter 617, Florida Statutes.

**Article IV – Manner of Election**

The manner in which the directors are elected or appointed:

By Vote

**Article V – Initial Directors/Officers**

The name(s) and titles of the initial Officers and Directors are:

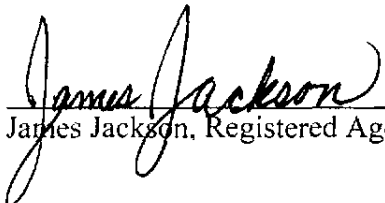
President/Treasurer & Director– James E. Jackson  
Vice President & Director – Ken Kolowski  
Secretary & Director– Michele Jackson

**Article VI – Initial Registered Agent and Street Address**

The name and Florida street address for the registered agent is:

James E. Jackson  
11939 Pasco Trails Blvd  
Spring Hill, FL 34610

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.

  
\_\_\_\_\_  
James Jackson, Registered Agent

1-26-05  
\_\_\_\_\_  
Date

**Article VII – Incorporator**

The name and address of the incorporator is:

James Jackson  
11939 Pasco Trails Blvd  
Spring Hill, FL 34610

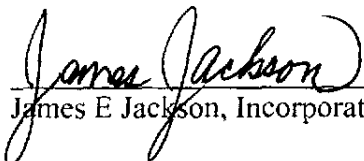
**Article VIII - Management of Common Property**

The Corporation shall have the power to own and convey property. The Corporation shall also have the power to operate and maintain the common property, specifically the surface water management system facilities including all inlets, ditches, swales, culverts, water control structure, retention, and detention areas, ponds, lakes, flood plain compensation area, wetlands and any associated buffer areas, and wetland mitigation areas. The Corporation shall also have the following specified powers:

- A. Establish rules and regulations concerning common property,
- B. Assess members of the Association and enforce said assessments,
- C. Sue and be sued,
- D. Contract for services to provide for operation and maintenance if the Association contemplates employing a maintenance company,
- E. Require all the lot owners to be members of the Association,
- F. Take any other legal action necessary for the purpose for which the Association is organized.

**Article IX – Dissolution of the Corporation**

If the Association is dissolved, the property consisting of the surface water management system shall be conveyed to an appropriate agency of a local government, and if the same is not accepted, then the surface water management system shall be dedicated to a similar non-profit corporation.

  
James E Jackson, Incorporator

1-26-05  
Date

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