

# No5000001625

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From: Account Name : JOHN R. GREEN, P.A.  
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TALLAHASSEE, FLORIDA

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**FLORIDA NON-PROFIT CORPORATION**  
CAUSEWAY ROAD UTILITY ASSOCIATION, INC.

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## FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

February 15, 2005

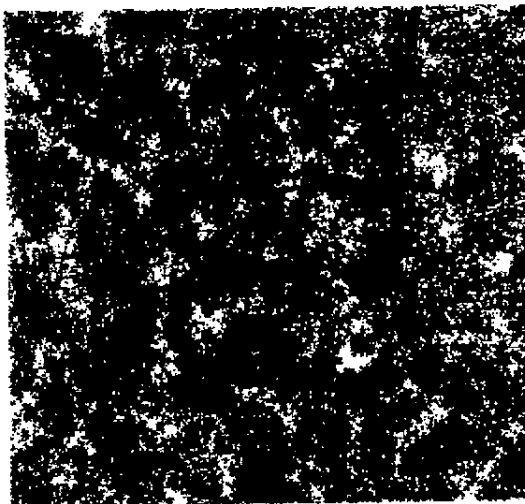
JOHN R. GREEN

SUBJECT: CAUSEWAY ROAD UTILITY ASSOCIATION, INC.  
REF: W05000007762

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

There are no managing members in a Non-Profit corporation. You have a different name on your Electronic filing cover sheet. Which name is it?

If you have any further questions concerning your document, please call (850) 245-6972.

Doris Brown  
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Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

FAX AUDIT NO: {{{H05000036072 3}}}

## ARTICLES OF INCORPORATION

Florida Not for Profit Corporation

### ARTICLE I NAME

The name of the corporation shall be:

CAUSEWAY ROAD UTILITY ASSOCIATION, INC.

### ARTICLE II PRINCIPAL OFFICE

The principal place of business and mailing address of this corporation shall be:

172 Cathy Place  
Panama City Beach, Florida 32413

### ARTICLE III AREA OF APPLICATION

The residential area covenants hereinafter provided shall apply to Lots 13 through 20, Block 5, Treasure Cove Addition in Bay County, Florida, as per map or plat of the same recorded in Plat Book 8, Page 64, in the office of the Clerk of the Courts, Bay County, Florida.

### ARTICLE IV PURPOSE

The purpose for which the corporation is organized shall be limited to and exclusively for, without exception, the removal of sewage from the lands and homes in the Area of Application.

### ARTICLE V STATUS AS NON PROFIT CORPORATION

The CAUSEWAY ROAD UTILITY ASSOCIATION, INC. is hereby formed as a Not for Profit Corporation under Chapter 617 of the Florida Statutes (2004).

### ARTICLE VI MANNER OF ELECTION

The manner in which the directors are elected or appointed will be at an annual meeting by quorum.

### ARTICLE VII INITIAL DIRECTORS AND/OR OFFICERS

List name (s), address(es) and specific title(s):

J. D. Webster, Director  
172 Cathy Place  
Panama City Beach, Florida 32413

### ARTICLE VIII INCORPORATOR

The name and Florida post office address of the incorporator is:

J. D. Webster  
172 Cathy Place  
Panama City Beach, Florida 32413

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**ARTICLE IX REGISTERED AGENT**

The name and Florida street address of the Registered Agent is:


J. D. Webster  
172 Cathy Place  
Panama City Beach, Florida 32413

Additionally, the aforementioned registered agent, J.D. Webster, hereby states his written acceptance of the office of registered agent for CAUSEWAY ROAD UTILITY ASSOCIATION, INC., as follows:

*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.*



Signature/Registered Agent

  
Date

Signature/Incorporator

  
Date

STATE OF FLORIDA

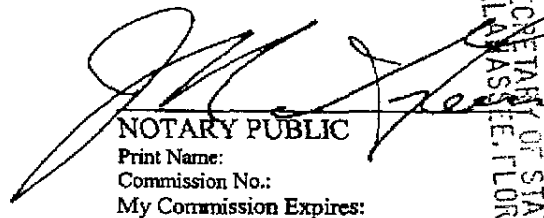
COUNTY OF BAY

I HEREBY CERTIFY on this day before me, an officer duly qualified to take acknowledgments, personally appeared J. D. Webster, as Director, of Causeway Road Utility Association, Inc., a Florida Not For Profit Corporation, who is personally known to me to be the person described in and who executed the foregoing instrument or who produced their Florida Driver's License as identification, and who after having taken an oath acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of February, 2005.



John R. Green  
My Commission DD273044  
Expires December 07 2007

  
NOTARY PUBLIC  
Print Name:  
Commission No.:  
My Commission Expires:

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**DECLARATION OF RESTRICTIVE COVENANTS  
CAUSEWAY ROAD UTILITY ASSOCIATION**

Causeway Road Utility Association, Inc., a Florida Not for Profit Corporation organized and existing under the laws of the State of Florida, being the owner of the following described real property, in Bay County, Florida, to wit:

Lots 17 & 19, Block 5, Treasure Cove Addition, Bay County, Florida

desiring to enhance the use of all said real property for its benefit in present and future sales and developments, does hereby restrict the use of said property in the following particulars, to wit:

**SECTION I - AREA OF APPLICATION**

A. Fully Protected Residential Area. The residential area covenants hereinafter provided shall apply to Lots 13 through 20, Block 5, Treasure Cove Addition in Bay County, Florida, as per map or plat of the same recorded in Plat Book 8, Page 64, in the office of the Clerk of the Courts, Bay County, Florida.

**SECTION II - PURPOSE OF ASSOCIATION**

The purpose of Association shall be limited to the removal of sewage from the lands and homes in the hereinabove described Area of Application.

**SECTION III - RESIDENTIAL AREA COVENANTS**

A. Land Use and Building Type:

No lot, or building on that lot, shall be used for any purposes other than residential.

B. Membership in the Association:

Any landowner in or adjacent to the Area of Application may join the Association at any time by requesting membership in the Association by written notice to both the Managing Member and to the Registered Agent of the Association. If the Managing Member and the Registered Agent are the same person or entity, then a single notice, via Certified U.S. Mail, Return Receipt Requested, will serve adequate notice upon the Association. Landowners must verify to the Managing Member and the Registered Agent each of the following:

1. Ownership of land in or adjacent to the Area of Application; and,
2. Willingness to pay, on a monthly basis, a pro rata share of the maintenance and operating expenses incurred by the Association; and,
3. Willingness to provide an Easement to the Association sufficient for installation, operation, maintenance, repair, replacement and removal of sewage gathering pipes and facilities; and,

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4. Willingness to pay for any modifications to the installation and/or equipment of the Association required to service the increased demand on the system attributable to the waste disposal volume of the new members' residence; and,
5. Willingness to bear the cost of adding sewage gathering pipes from the members' residence to the nearest available facilities of the Association.

Membership in the Association is automatically transferred to the new property owner when a property, which is part of this Association, is conveyed. New members must give notice within ten (10) days of purchase to the Managing Member and the Registered Agent.

**C. Additional Equipment:**

No individual sewage disposal systems shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of both state and local public health authorities. Approval of such system as installed, shall be obtained from such authority, and a copy of such approval shall be given to both the Managing Member and the Registered Agent of the Association.

**SECTION IV - GENERAL PROVISIONS**

**A. Term:**

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

**B. Enforcement:**

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant. Enforcement shall be to restrain violation of these covenants and/or to recover damages. The Managing Member shall be empowered to enforce these covenants through process of law or arbitration.

**C. Jurisdiction and Venue:**

These covenants shall be construed under the laws of the State of Florida. Jurisdiction shall be fixed in Bay County, Florida.

**D. Severability:**

Invalidation of any provision of these covenants by judgment or Court Order shall in no way affect any of the other provisions which shall remain in full force and effect.

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IN WITNESS WHEREOF, the said Causeway Road Utility Association, Inc., a Florida Not for Profit Corporation, has caused its name to be signed hereto by J. D. Webster, Managing Member on this 11th day of February, 2005.

By: J.D. Webster  
J.D. Webster  
Its Managing Member

STATE OF FLORIDA

COUNTY OF BAY

I HEREBY CERTIFY on this day before me, an officer duly qualified to take acknowledgments, personally appeared J. D. Webster, as Managing Member, of Causeway Road Utility Association, Inc., a Florida Not for Profit Corporation, who is personally known to me to be the person described in and who executed the foregoing instrument or who produced their Florida Driver's License as identification, and who after having taken an oath acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of February, 2005.



John R. Green  
My Commission DD273044  
Expires December 07 2007

J.R. Green  
NOTARY PUBLIC  
Print Name:  
Commission No.:  
My Commission Expires:

FAX AUDIT NO: {{{H05000036072 3}}}