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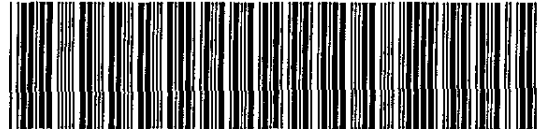
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OCT 20 2004  
FBI - NEW YORK

## TRANSMITTAL LETTER

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

**SUBJECT:** Suwannee Belle Property Owners 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:** Jordan Wapner

Name (Printed or typed)

5999 Central Avenue, Suite 202

Address

St. Petersburg, FL 33706

City, State & Zip

727-384-5999

Daytime Telephone number

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

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## ARTICLES OF INCORPORATION

OF

### SUWANNEE BELLE PROPERTY OWNERS ASSOCIATION, INC.

We, the undersigned, jointly and severally agree with each other to associate ourselves and our successors together as a corporation not for profit under the laws of the State of Florida and do hereby subscribe, acknowledge and file in the Office of the Secretary of State of the State of Florida, the following Articles of Incorporation.

I. NAME: The name of this corporation shall be: SUWANNEE BELLE PROPERTY OWNERS ASSOCIATION, INC.

II. PURPOSE: The purpose for which this corporation is organized shall be to acquire, maintain or operate as fee owner or as owner of a leasehold interest, or solely to maintain, or operate without any interest in real property, that certain runway and other improvements and/or the land upon which said improvements are located, and/or certain streets, roadways, taxiways and other improvements and/or the land upon which said improvements are located situated in Suwannee County, State of Florida, within or adjacent to the subdivision of real property known as SPRING LANDING SUBDIVISION and SPRING LANDING SUBDIVISION PHASE II (the "Subdivision"), as more particularly described in the Declaration of Restrictions and Protective Covenants therefor recorded in Official Records Book 185, Page 740, of the Public Records of Suwannee County, Florida; and to erect such additional buildings and structures on said real estate as the corporation may deem best, and to transact all business necessary and proper in connection with the operation of said property for the mutual benefit of its members; to operate said property for the use and benefit of its members, without attempting to make any profit or other gain for the corporation; and to perform any other act for the well-being of members, without partiality or undue inconvenience as between members and to perform any other act in maintaining an atmosphere of congeniality and high standard of occupancy and use by and for its members; and to maintain a high standard of physical appearance of the subject property and improvements; to formulate By-Laws, rules and regulations, and to provide for the enforcement thereof. The corporation shall also have such other power and authority to do and perform every act and thing necessary and proper in the conduct of its business and for the accomplishment of its purposes as set forth herein and as permitted by Chapter 617, Florida Statutes.

III. DECLARATION OF RESTRICTIONS: SPRING LANDING ASSOCIATES, INC., herein referred to as the "Developer", previously made and declared a certain Declaration of Restrictions and Protective Covenants (the "Declaration") submitting the property described therein to the restrictions, reservations, covenants, conditions and easements as contained therein, which shall be applicable to said property and all interest therein, to-wit:

- A. Legal description as more fully set forth in the Declaration.
- B. All improvements erected or installed on said land will contain a maximum of 72 Lots and related facilities, as more fully set forth in the Declaration.
- C. Defined terms in the Declaration shall have the same definitions herein, unless

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OFFICE OF THE SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

otherwise expressly so stated.

IV. TERM: The term for which this Corporation shall exist shall be perpetual.

V. INCORPORATOR: The names and post office addresses of the subscribers to these Articles of Incorporation are:

ERIC RIKANSRUD, 1021 Snug Harbor Road, St. Petersburg, FL 33702

VI. OFFICERS: The affairs of the corporation shall be managed by a President, Secretary and Treasurer. The officers of the corporation shall be elected annually by the Board of Directors of the corporation in accordance with the provisions provided therefore in the By-Laws of the corporation.

VII. DIRECTORS: The business of the corporation shall be conducted by a Board of Directors, which shall consist of not less than three (3) members as the same shall be provided for by the By-Laws of the corporation. The members of the Board of Directors shall be elected annually by a majority vote of the members of the corporation in the manner provided in the By-Laws.

VIII. BY-LAWS: The By-Laws of the corporation shall initially be adopted by the Board of Directors, and may thereafter be altered, modified, amended, supplemented or rescinded by a two-thirds (2/3) vote of the members of this corporation, unless otherwise required or permitted by the specific provisions of the Declaration.

IX. MEMBERSHIP:

A. Membership: The members of the Association shall consist of all of the record owners of legal title to Lots in the Subdivision who have joined into an amendment to the Declaration acknowledging the creation and authority of this corporation, and their successors in interest thereafter. A change of membership in the Association shall be established by recording in the Public Records of Suwannee County, Florida, a deed or other instrument establishing record title to a Lot in the Subdivision. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated. No officer, director or member shall be personally liable for any debt or other obligation of this corporation, except as provided in the Declaration.

B. Voting Rights: Members of this corporation shall be entitled to one (1) vote for each Lot owned. When more than one person holds title to any Lot, all such persons shall be members, and the vote for such Lot shall be exercised as they may collectively determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

C. Membership Assessments: The members of this corporation shall be subject to assessment for the costs and expenses of the corporation in operating the property and improvements over which this corporation shall have ownership and/or management responsibility, in accordance with the Declaration, these Articles of Incorporation, and the By-Laws of the corporation.

D. Not-for Profit: This corporation shall not be operated for profit, no dividends shall be paid, and no part of the income of the corporation shall be distributed to its members, directors or officers.

E. Maintenance Obligation: The members of this corporation, individually, are responsible for all maintenance and repair within and about their Lots as set forth in the Declaration.


F. Covenants and Restrictions: The members of this corporation shall be subject to all of the terms, conditions, covenants, and restrictions contained in the Declaration, these Articles of Incorporation and the By-Laws of the corporation.

X. AMENDMENT OF ARTICLES: These Articles of Incorporation may be amended, altered, modified, changed or rescinded by a vote of at least two-thirds (2/3) of the members of the corporation, which may be accomplished at any regular or special meeting of the corporation, provided that written notice of the proposed change shall have been mailed to each member of the corporation prior to said meeting of the corporation. Notwithstanding the foregoing, no amendment, modification, change or rescission of Article II or Article IX above, may be made without unanimous approval of the then members of the corporation together with the written approval of all Institutional Mortgagees holding a valid, enforceable first mortgage lien against any Lot. For the purposes of this provision, Institutional Mortgagees shall include only the following: banks, life insurance companies, federal saving and loan associations, institutional investors, mortgage bankers, real estate investment trusts, authorized to transact business in the State of Florida and the Developer. Amendments may be proposed by the Board of Directors or by a written petition signed by members owning a majority of the Lots.

XI. PRINCIPAL PLACE OF BUSINESS; REGISTERED AGENT: The principal place of business of this corporation shall be at: 10121 Snug Harbor Road St. Petersburg, FL or at such other place or places as may be hereinafter designated from time to time. The registered agent of the corporation shall be D&B Corporate Services, Inc., whose address is: 5999 Central Avenue, Ste 202, St. Petersburg, FL 33710

XII. DISSOLUTION: In the event of dissolution or final liquidation of the Association, the assets, both real and personal of the Association, if any, shall be conveyed and transferred to any non-profit corporation, Association, trust or other organization, to be devoted to purposes as nearly as practicable to the same as those to which they were required to be devoted by the Association. No such disposition of Association properties shall be effective to divest or diminish any right or title of any Owner vested in him under the Declaration, unless made in accordance with the provisions of such Declaration.

IN WITNESS WHEREOF, the subscribing incorporator and the registered agent have hereunto set their hands and seals and caused these Articles of Incorporation to be executed this 22 day of March, 2005.

  
Eric Rikansrud, Incorporator

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above-named corporation at a place designated in these Articles of Incorporation, I hereby accept to act in this capacity, and agree to comply with the provisions of Chapter 48.091, Florida Statutes, relative to keeping open said office for service of process.

REGISTERED AGENT:  
D&B Corporate Services, Inc.  
By: C. Scott Brannan  
C. SCOTT BRANNAN, VP  
(CORPORATE SEAL)

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CLERK OF COURT  
HALL COUNTY, FLORIDA