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DIVISION OF CORPORATIONS

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**FLORIDA NON-PROFIT CORPORATION**

**Lenox Pointe Homeowners' Association, Inc.**

Certificate of Status	0
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Page Count	06
Estimated Charge	\$78.75

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TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
LENOX POINTE HOMEOWNERS' ASSOCIATION, INC.**

The undersigned natural persons, all of whom are citizens of the State of Florida, acting as incorporators under the laws of the State of Florida, Chapter 617, Florida Statutes, applicable to corporations not for profit, do hereby adopt the following Articles of Incorporation for such corporation.

**ARTICLE ONE**

The name of the corporation shall be **LENOX POINTE HOMEOWNERS' ASSOCIATION, INC.** ("Corporation").

**ARTICLE TWO**

The Corporation is a non-profit corporation.

**ARTICLE THREE**

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

**ARTICLE FOUR**

This Association is formed to be the corporate entity which is to be responsible for the performance of certain duties and the enforcement of certain rights as provided in the Declaration of Covenants for Lenox Pointe Homeowners' Association, Inc. recorded or to be recorded in Duval County, Florida ("Declaration"), for the planned, single-family residential community to be known as Lenox Pointe, located in Duval County, Florida ("Lenox Pointe").

The Association shall operate, maintain and manage the common areas as set forth in the Declaration, including, without limitation, operating, maintaining and managing the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit no. 42-031-99860-1 requirements and applicable District rules, and shall assist in the enforcement of the covenants and restrictions in the Declaration which relate to the surface water or stormwater management system.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance, repairs and operation of the surface water and stormwater management system and other maintenance, repairs and costs to be incurred by the Association, in accordance with the terms of the Declaration.

The assessments shall be used for the maintenance and repair of Lenox Pointe, for administrative costs incurred by the Association and for such other purposes as shall be determined by the Association, in accordance with the terms of the Declaration.

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system 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 FIVE

The members of the Corporation shall be all fee simple lot owners in Lenox Pointe. Upon the purchase of a lot, the lot owners shall automatically become Class A members as defined in the covenants and restrictions of Lenox Pointe to be recorded. Membership shall be appurtenant to, and inseparable from, ownership of a lot.

#### ARTICLE SIX

The street address of the initial principal business office of the Corporation is 9309-1A Old Kings Road, Jacksonville, Florida 32257. The address of the registered office and the name of the initial Registered Agent is: Intrepid Registered Agent Services, LLC, One Independent Drive, Suite 1200, Jacksonville, Florida 32202.

This Corporation shall never have less than THREE (3) Directors. The number of Directors constituting the initial Board of Directors of the Corporation is THREE (3) and the names and addresses of the persons who are to serve as the initial Directors until the first election shall be as follows:

1. Dana Edmonds  
9309-1A Old Kings Road  
Jacksonville, Florida 32257
2. Bill Cutts  
9309-1A Old Kings Road  
Jacksonville, Florida 32257
3. Stephen L. Edmonds  
9309-1A Old Kings Road  
Jacksonville, Florida 32257

Directors shall serve and be appointed as provided in the By-Laws of the Association.

### ARTICLE SEVEN

The affairs of the Corporation are to be managed by the Officers of the Corporation who shall be appointed by the Board of Directors. The names, addresses and offices of the persons who are initially to serve as officers of the Corporation are as follows:

Dana Edmonds  
9309-1A Old Kings Road  
Jacksonville, Florida 32257

President

Bill Cutts  
9309-1A Old Kings Road  
Jacksonville, Florida 32257

Vice President

Stephen L. Edmonds  
9309-1A Old Kings Road  
Jacksonville, Florida 32257

Secretary/Treasurer


### ARTICLE EIGHT

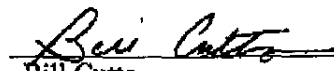
If the association is dissolved, the assets shall be dedicated to a public body, or conveyed to a nonprofit organization with similar purposes; provided, however, that the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and 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 NINE

The power to alter, amend or repeal the By-Laws or Articles of Incorporation or to adopt new By-Laws shall be vested in the Board of Directors. The By-Laws may contain any provisions for the regulation and management of the affairs of the Corporation not inconsistent with the law or with the Articles of Incorporation.

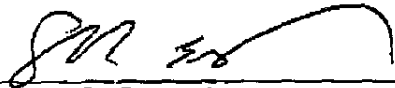
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12<sup>th</sup> day of September, 2005.

  
Dana Edmonds

  
Bill Cutts

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\_\_\_\_\_  
Stephen L. Edmonds

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CERTIFICATE DESIGNATING PLACE OF BUSINESS  
OR DOMICILE FOR THE SERVICE OF PROCESS  
WITHIN THIS STATE, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED

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JALAN, FLORIDA

In compliance with Section 48.091, Florida Statutes the following is submitted:

FIRST, that LENOX POINTE HOMEOWNERS' ASSOCIATION, INC. desiring to organize under the laws of the State of Florida, with its principal place of business at 9309-1A Old Kings Road, Jacksonville, Florida 32257, has named Intrepid Registered Agent Services, LLC, located at the registered office of One Independent Drive, Suite 1200, Jacksonville, Florida 32202, as its Agent to accept service of process within this state.

Having been named to accept service of process for the above stated Corporation at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 607.0501 of the Florida Statutes.


REGISTERED AGENT



GWEN HUTCHESON GRIGGS,  
on behalf of Intrepid Registered Agent Services, LLC

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed before me this 12 <sup>October</sup> day of ~~September~~, 2005, by Gwen Hutcheson Griggs, who is personally known to me.



Notary Public, State of Florida



MARY E. BRANNON  
MY COMMISSION # DD436950  
EXPIRES: August 27, 2009  
Bonded True Budget Notary Services