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DIVISION OF CORPORATIONS
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COVER LETTER

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

SUBJECT: Serenity Sound Homeowners 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: James J. Costello Jr.

Name (Printed or typed)

1010 Johns Pointe Drive

Address

Oakland, FL 34787

City, State & Zip

407-656-8689

Daytime Telephone number

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

**ARTICLES OF INCORPORATION
OF
SERENITY SOUND HOMEOWNERS' ASSOCIATION, INC.**

ARTICLE I – NAME

The name of this Association is SERENITY SOUND HOMEOWNERS' ASSOCIATION, INC.

ARTICLE II – PRINCIPAL OFFICE AND MAILING ADDRESS

The address of the principal place of business of the Association is 1010 Johns Pointe Drive, Oakland, 34787.

ARTICLE III – INITIAL REGISTERED OFFICE AND REGISTERED AGENT

The street address of the initial registered office of the Association is 1010 Johns Pointe Drive, Oakland, FL 34787 and the name of the initial registered agent of this Association at that address is James J. Costello Jr.

ARTICLE IV – INCORPORATOR

The name and address of the incorporator is as follows:

James J. Costello Jr.
1010 Johns Pointe Drive
Oakland, FL 34787

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ARTICLE V – EXISTENCE AND DURATION OF THE ASSOCIATION

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 VI – PURPOSES AND POWERS OF THE ASSOCIATION

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.

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

ARTICLE VII – MEMBERSHIP

Any person or entity that is a record owner of a fee or undivided fee interest of any lot which is subject to covenant of record to assessment by the Association. The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VIII – VOTING RIGHTS

The Association shall have two classes of voting membership:

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 no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member shall be the Declarant (as defined in the Declaration), and shall be entitled to exercise total voting control until the annual meeting following the event of 6 lots being owned by individuals other than the developer, its agents or associates.

ARTICLE IX – BOARD OF DIRECTORS


The affairs of this Association shall be managed by a Board of at least three (3) Directors, who need not be members of the Association. The number of directors and the manner in which Directors may be elected may be changed by amendment of the Declaration of Covenants, Conditions, and Restrictions of the Association. The names and addresses of the persons who is to act in the capacity of sole director until the selection of his successors are:

James J. Costello Jr.
1010 Johns Pointe Drive, Oakland, FL 34787

ARTICLE X – DISSOLUTION

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.

IN WITNESS WHEREOF, the undersigned does hereby execute this instrument this 2TH day of JANUARY, 2006


James J. Costello Jr.

CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

Pursuant to the provisions of Section 607.0505, Florida Statutes, the undersigned Corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered agent, in the State of Florida.

1. The name of the Corporation is: SERENITY SOUND HOMEOWNERS' ASSOCIATION, INC.
2. The name and address of the registered agent and officer is:

James J. Costello Jr.
1010 Johns Pointe Drive
Oakland, FL 34787

By: 
James J. Costello Jr.

Title: Incorporator

Dated this 7TH day of JANUARY, 2006.

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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 MY POSITION AS REGISTERED AGENT INCLUDING THOSE CONTAINED IN SECTION 607.0505, FLORIDA STATUTES.


James J. Costello Jr.

Dated this 7TH day of JANUARY, 2006.