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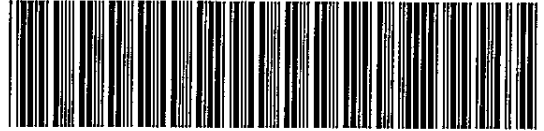
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

LAW OFFICES
DARRYL J. TOMPKINS, P.A.

P. O. BOX 519
14420 N.W. 151ST BOULEVARD (32615)
ALACHUA, FLORIDA 32616

DARRYL J. TOMPKINS
FLORIDA BAR BOARD CERTIFIED
REAL ESTATE LAWYER

TELEPHONE (386) 418-1000
FACSIMILE (386) 418-1079
EMAIL: DJTompkins@aol.com

January 30, 2006

VIA Federal Express
850-487-6059

Secretary of State
Division of Corporations
409 E. Gaines Street
Tallahassee, FL 32399

Re: RIVER RISE HOMEOWNERS ASSOCIATION, INC.

To Whom It May Concern:

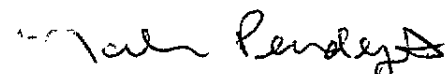
We are enclosing herewith the original and one copy of the Articles of Incorporation for RIVER RISE HOME HOMEOWNERS ASSOCIATION, INC. Also enclosed is our check #, in the amount of \$78.75, which represents the following charges:

5495

\$	35.00	Filing Fee
	8.75	Certified Copy of Articles
	<u>35.00</u>	Registered Agent Fee
\$	78.75	

Please return a certified copy of the articles to me in the enclosed self-addressed stamped envelope. If you have any questions concerning the foregoing, please do not hesitate to contact me.

Very truly yours,


Marlene Pendergast
Legal Assistant

/mp
Enclosure

ARTICLES OF INCORPORATION
OF
RIVER RISE HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

The undersigned, for the purpose of forming a Corporation Not For Profit under Florida Statutes Chapter 617, does hereby make and adopt the following Articles of Incorporation:

ARTICLE I
NAME & ADDRESS

The name of the corporation shall be:

RIVER RISE HOMEOWNERS ASSOCIATION, INC.

(Hereinafter the "Association")

The principal place of business of this corporation will be

RIVER RISE
c/o James P. Forrester
905 E. Santa Fe Blvd.
High Springs, FL 32653

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TALLAHASSEE, FLORIDA

ARTICLE II
TERM OF EXISTENCE

The existence of the Association will commence upon filing of these Articles with the Department of State of the State of Florida and shall continue thereafter in perpetuity.

ARTICLE III
PURPOSE

The Association is organized for the purpose of enforcing the Declaration of Covenants and Restrictions for, and adopting and promulgating rules and regulations pertaining to the use of the easements and parcels in RIVER RISE Residential Subdivision Unit 1 and RIVER RISE Residential Subdivision Unit 2, as shown on Plats prepared by BAILEY, BISHOP & LANE, dated December 19, 2005, and for the management, maintenance, operation and care of real and personal property, including but without limitation, all roads, roadways, culverts, lakes, ditches, canals, retention or detention areas, drainage, and other surfacewater management works, which are owned or controlled

by the Association or the owners in common.

Further and in accordance with the Declaration of Covenants and Restrictions for RIVER RISE (hereinafter the "Declaration"),

- A. To fix, make and collect assessments;
- B. To borrow money;
- C. To use and expend the proceeds of assessments and borrowings in a manner consistent with the purpose for which this Association is formed;
- D. Review plans and specifications of proposed improvements and determine whether they comply with the "DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RIVER RISE".
- E. To maintain, repair, replace, operate, and care for real and personal property, including but without limitation, all roads, roadways, culverts, ditches, canals, retention or detention areas, drainage, and other surfacewater, management works, which are owned or controlled by the association or the owners in common in a manner consistent with the permit issued by the Suwannee River Management District and the operation and maintenance plan attached thereto;
- F. To purchase and maintain insurance;
- G. To make, amend, impose, and enforce by any lawful means, reasonable rules and regulations of use of the easements and Association property;
- H. To contract for services with others;
- I. To do and perform anything required by these Articles, the Bylaws, or the Declaration to be done by the owner, but if not done by the Owner thirty (30) days after notice, at the expense of Owner;
- J. To do and perform any obligations imposed upon the Association by the Declaration or by any permit or authorization from any unit of local, regional, state, or the federal government and to enforce by any legal means the provisions of these Articles, the Bylaws and the Declaration.

The foregoing specific duties and responsibilities are not construed in any way as limiting the powers of the Association. Rather, the Association will have and exercise all the powers conferred upon Associations so formed.

ARTICLE IV MEMBERSHIP

Every person or entity who is, from time to time, the record owner of a parcel in RIVER RISE shall be a member of the Association. Membership will be appurtenant to, and may not be separated from the ownership of a parcel in RIVER RISE .

ARTICLE V VOTING RIGHTS

8.1 **Voting Rights.** The Association shall have two (2) classes of voting membership:

a. **Class "A".** Class "A" Members shall be all Owners of Parcels with the exception of the Declarant. Each Class "A" Member shall be entitled on all issues to one (1) vote for each Parcel it owns.

b. **Class "B".** The Class "B" Members shall be the Declarant and any successor of the Declarant who takes title to and to whom Declarant assigns in writing one or more of the Class "B" votes. Upon the execution of this Declaration, the Class "B" Members shall be entitled to four (4) votes for each parcel it owns. The Class "B" membership shall terminate and become converted to Class "A" membership upon the happening of the earlier of the following:

- (1) When the total outstanding Class "A" votes in the association equal or exceed the total outstanding Class "B" votes; or
- (2) Eight (8) years from the date of recording of the Declaration; or
- (3) When, in its discretion, the Declarant so determines; or
- (4) When Declarant no longer owns any portion of the Property.

From and after the happening of any one of these events, the Declarant shall call a meeting as provided in the By-Laws for special meetings to advise the Association membership of the termination of the Class "B" status.

The Class "B" Member shall cast on all issues their votes as they among themselves determine. It shall be permitted for the Declarant to retain and cast all Class "B" votes.

8.2 **Multiple Owners.** Each vote in the Association must be cast by a single vote, and fractional votes shall not be allowed unless in a Class "B" vote. In the event that joint or multiple votes shall be cast, they shall lose their right to vote on the matter in question. If any Owner or Owners cast a vote on behalf of a particular Parcel, it shall thereafter be conclusively presented by the Association for all purposes that he/she was, or they were, acting with the authority

and consent of all the Owners thereof.

ARTICLE VI ASSESSMENTS

The Association shall have the authority to set and collect assessments in accordance with the Declaration.

ARTICLE VII SUBSCRIBER

The name and street address of the Subscriber to these Articles of Incorporation is:

**Nevin Summers
c/o James P. Forrester
P.O. Box 1932
High Springs, FL 32655**

ARTICLE VIII BYLAWS AND AMENDMENT OF ARTICLES

The bylaws will be adopted and may be amended by the Directors or members, consistent with these Articles and the Declaration, by a two-thirds ($\frac{2}{3}$) majority vote of the Directors or members of the Association.

ARTICLE IX REGISTERED AGENT AND OFFICE

The street address of the initial **Registered Office of the Association** is **905 E. Santa Fe Blvd. High Springs, FL 32643**, and mailing address is **P.O. Box 1932, High Springs, FL 32655** and the name of its initial **Registered Agent** at that address is **James P. Forrester**.

ARTICLE X INDEMNIFICATION OF OFFICERS AND DIRECTORS

Each person who has served as an officer or director of this corporation shall be indemnified by the corporation against liability and against expenses (including attorney's fees) reasonably incurred by him in connection with any action, suit or proceedings by reason of his being or having been an officer or director of the corporation, except in relation to matters as to which he shall be finally adjudged in such action, suit or proceeding not to have acted in good faith in the reasonable belief of his action or failure to act was in the best interests of the corporation. This right of indemnity shall also inure to the benefit of the person's legal representative or successor. The directors shall have the

power to indemnify other employees of the corporation upon the same terms. Each such person, whether officer, director or employee, shall be entitled to the full extent of the indemnification provided pursuant to applicable statutes in the State of Florida for a corporation such as this corporation.

ARTICLE XI DIRECTORS

The maximum number of Directors which this Association is authorize to have is five (5).

The minimum number of Directors which this corporation is authorized to have is three (3). The method of election of the Directors of the corporation set forth in the Bylaws. The Board of

Directors will appoint the Architectural Committee.

IN WITNESS WHEREOF, the undersigned has signed those Articles of Incorporation on the 16th day of January, 2006.

BY:

James P. Forrester
James P. Forrester

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 16th day of January, 2006 by James P. Forrester, who is personally known to me or who has produced _____ as identification and who did take an oath.



Mariene Pendergast
My Commission DD248314
Expires September 09 2007

Mariene Pendergast
NOTARY PUBLIC STATE OF

Printed Name: Mariene Pendergast

My commission expires:

ACCEPTANCE OF REGISTERED AGENT

The undersigned hereby accepts appointment as Registered Agent of RIVER RISE HOMEOWNERS ASSOCIATION, INC. which is contained in the foregoing Articles of Incorporation.

Dated this 16th day of January, 2006.


JAMES P. FORRESTER

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THE STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED AND NAMES AND ADDRESSES OF THE OFFICERS AND DIRECTORS.

The following is submitted in compliance with Chapter 617.023, F.S.:

RIVER RISE HOMEOWNERS ASSOCIATION, INC., a Corporation Not for Profit, organized under the laws of the State of Florida with its principal office at: 905 E. Santa Fe Blvd. High Springs, FL 32643, has named James P. Forrester, located at 905 E. Santa Fe Blvd. High Springs, FL 32643 as its agent to accept service of process within the State.

NEWLY ELECTED OFFICERS:

NAME AND TITLE	ADDRESS
Nevin Summers President	11240 Trails End Road Anchorage, Alaska, 99507
James P. Forrester Vice-President	P.O. Box 1932 High Springs, FL 32655
James P. Forrester Secretary/Treasurer	P.O. Box 1932 High Springs, FL 32655

NEWLY APPOINTED DIRECTORS:

NAME	ADDRESS
Nevin Summers	11240 Trails End Road Anchorage, Alaska, 99507

James P. Forrester

P.O. Box 1932
High Springs, FL 32655

Brenda Forrester

P.O. Box 1932
High Springs, FL 32655

Brenda Forrester
(Corporate Officer)

I agree as Registered Agent to accept service of process to keep the office open during prescribed hours; to post my name in some conspicuous place in the office as required by law.

James P. Forrester
JAMES P. FORRESTER
Registered Agent