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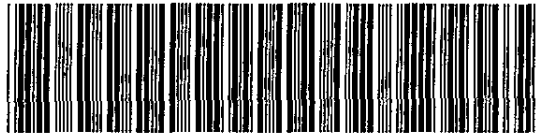
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

W06:5448

COVER LETTER

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

SUBJECT: ARENA-ROPER ROAD 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: DENNIS M. GILLESPIE
Name (Printed or typed)

1491 ARENA RD.
Address

ORANGE PARK, FL 32003
City, State & Zip

904-472-6387
Daytime Telephone number

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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



FLORIDA DEPARTMENT OF STATE
Division of Corporations

February 3, 2006

DENNIS M GILLESPIE
1491 ARENA RD
ORANGE PARK, FL 32003

SUBJECT: ARENA/ROPER ROAD HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W06000005448

We have received your document for ARENA/ROPER ROAD HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6931.

Becky McKnight
Document Specialist
New Filing Section

Letter Number: 306A00008031

ARENA-ROPER ROAD HOMEOWNERS ASSOC., INC.
9 FEBRUARY, 2006

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
ATTN: BECKY McKNIGHT

SUBJECT: HOMEOWNERS ASSOCIATION FILING CASE # W06000005448

1. IN RESPONSE TO YOUR LETTER (306A00008031 DATED 3 FEB, 2006) THE FOLLOWING INFORMATION CONCERNING THE MANNER IN WHICH ELECTED OFFICERS ARE ELECTED OR APPOINTED IS PROVIDED IN THE ASSOCIATION BYLAWS AS FOLLOWS:

Article III

ANNUAL MEETING REQUIREMENTS
NOTICE OF ANNUAL/SPECIAL MEETINGS
MEETING QUORUM REQUIREMENTS
METHOD OF MEETING/VOTING PROXIES

Article IV

ENUMERATION OF OFFICES (PRESIDENT, VICE-PRESIDENT, SECRETARY, TREASURER)
METHOD OF ELECTION OF OFFICERS
TERM OF OFFICE AND TWO CONSECUTIVE TERM LIMITS
SPECIAL APPOINTMENTS
RESIGNATION OR REMOVAL OF OFFICERS
VACANCY OF OFFICE (METHOD OF FILLING)
MULTIPLE OFFICE LIMITS
DUTIES OF:
 PRESIDENT
 VICE-PRESIDENT
 SECRETARY
 TREASURER
ANNUAL REPORTS FROM OFFICERS TO MEMBERS
COMMITTEES
 BOOKS AND RECORDS
 ASSESSMENTS
 RESTRICTIONS AND COVENANTS
METHOD OF AMENDING ASSOCIATION ARTICLES OF INCORPORATION AND BY-LAWS

THIS PACKAGE CONTAINS TWO COPIES (ORIGINAL PLUS COPY) OF ASSOCIATION ARTICLES OF INCORPORATION AND YOUR LETTER. THANK YOU VERY MUCH FOR HELPING US WITH THIS FILING.


DENNIS M. GILLESPIE
PRESIDENT

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Articles of Incorporation
Of
Arena/Roper Road Homeowners Association, Inc.
(A Corporation Not-For-Profit)

Pursuant to the provisions of Chapter 617, Florida Statutes, the undersigned, all of whom are residents of Florida and of legal age, have this day voluntarily associated together for the purpose of forming a corporation not-for-profit, and do hereby certify:

Article I
Name

The name of the corporation is Arena/Roper Road Homeowners Association, Inc., hereinafter called the "Association".

Article II
Principal Office and Registered Agent

The principal office of the Association shall be 1491 Arena Road, Orange Park, Florida 32003 and the name of its registered agent at said address shall be Dennis Gillespie.

Article III
Purpose and Powers of the Association

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for the maintenance of roads and drainage easement within the certain tract of property described and/or illustrated in/on the attached Exhibits "A, B, C, D" in so doing is created:

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TALLAHASSEE, FLORIDA

- (a) to make a determination as to the estimated costs of the repair and maintenance of the roadways, drainage and easements as described/illustrated in Exhibits "A, B, C, D" in the effort to determine assessments to be charged to each owner on a uniform per lot basis, regardless of size, location, or distance; so that all (current and future) surveyed lots designated on the Clay County Plat (exhibit D), whether occupied or not, be assessed with exception of Lot 4, recognized by the Association as a wetland lot not currently approved for development as of incorporation date; so that future developing, subdividing, occupying, changing of plat status, or otherwise modifying any boundary/status of any lot (including Lot 4) in accordance with current zoning regulations or Federal/State/County authorities, be assessed; to set initial regular annual assessment at \$250.00 per Lot, limiting regular assessment increases to 10% per year unless otherwise approved quorum designated in By-Laws;
- (b) to maintain the roadway as constructed in Exhibits "A, B, C, D" at least twice each calendar year and maintain drainage and easements that may be designated as such as needed;
- (c) to fix, levy, collect and enforce payment by any lawful means, all regular charges or assessments, including but not limited to special assessments, late fees, interest fees, attorney's fees expended by the Association; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association;

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- (d) to acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- (e) to have the power to borrow and encumber its assets and, in all respects shall have the power necessary to carry out its purposes, whether or not specifically set forth herein, including the power to enter into contracts with third parties to perform all or part of its functions, and to hire its own employees to do so and also to have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit-Corporation Law of the State of Florida by law may now or hereafter have or exercise;
- (f) to have the power to dedicate the road and grant easements to Clay County, Florida;
- (g) to grant membership and voting rights;
- (h) to adopt and maintain bylaws and/or covenants with respect to the Association's specific purpose of road way and easement maintenance.

Article IV
Membership and Voting Rights

Section 1. Each owner of a Lot which is subject to assessment by the Association shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

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Members shall all be owners and shall be entitled to one vote for each lot owned, on which a habitable dwelling exists or can be built upon, provided that annual assessments are paid/current in accordance with by-laws with exception of Lot 4 carrying "No Vote" until lot status has changed in accordance with Article III, Section "A".

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.

Section 2. In the event the record owner of any Lot is a corporation or other entity, such entity shall designate one of its officers or representatives as agent to exercise all of the rights of membership on behalf of the owner of said Lot.

Section 3. Every two (2) years after the date of this document, the owners of all Lots shall be entitled to elect a new Slate of Officers subject to a consecutive term limit maximum of two terms (4 years) and all then serving officers shall resign their positions at that time unless re-elected in accordance with the terms hereof, and the Association shall vest in the majority duly elected in accordance with the terms thereof.

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CLERK OF DISTRICT COURT
TALLAHASSEE, FLORIDA

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Arena/Roper Road Homeowners Association, Inc.

Article V
Initial Directors/Officers

The voting members shall elect the following officers:

1. President
2. Vice-President
3. Secretary
4. Treasurer
5. Any other officers as the By-Laws of this Association may authorize.

Initially, such officers shall be elected at the first annual meeting of the Association. Until such election is held, the following persons shall serve as officers:

<u>Office</u>	<u>Name</u>
President	Dennis Gillespie
Vice-President	Jeff Rogowsky
Secretary/Treasurer	Teresa Lane

The manner by which the Directors/Officers are appointed or elected is as stated in the By-Laws.

Article VI
Dissolution

The Association may be dissolved with the assent given in writing and signed by members holding not less than two-thirds (2/3) of the votes entitled to be cast. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to use for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes. This procedure shall be subject to Court approval on dissolution pursuant to Florida Statutes 617.05.

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ALACHUA COUNTY, FLORIDA

Article VII
Amendment

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

Article VIII
By-Laws

The first By-Laws of this Association shall be adopted by the Association and may be amended, altered or rescinded at any regular or special meeting of the members of the Association by a vote of a majority of a quorum of the members present in person or by proxy.

Article IX
Registered Office and Agent

The street address of the initial Registered Office, and the name of the initial Registered Agent at such address is Dennis Gillespie, 1491 Arena Road, Orange Park, Florida 32003, and by his/her signature on the Certificate attached hereto, Dennis Gillespie indicates his acceptance as Registered Agent to act in this capacity pursuant to laws of the State of Florida.

Article X
Commencement of Corporate Existence

This corporation shall commence to exist on the date of filing these Articles of Incorporation with the Secretary of State.

Article XI
Incorporators

The name and address of the incorporators are as follows:

Dennis Gillespie 1491 Arena Road, Orange Park, Fl., 32003

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Arena/Roper Road Homeowners Association, Inc.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation this 13 day of JAN, 2006 ^{DM6}

[Signature]

State of Florida
County of Clay

BEFORE ME, the undersigned authority, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Dennis H. Gillespie, to me well known, to be the person(s) who executed the foregoing Article's of Incorporation and he/they acknowledged before me that he/they executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal this 13th day of January, 2006 ^{RC}

[Signature]

NOTARY PUBLIC

State of Florida

My commission expires:



Renee Castillo
MY COMMISSION # DD252490 EXPIRES
September 22, 2007
BONDED THRU TROY FAIR INSURANCE, INC.

Acceptance of Registered Agent

Having been named as registered agent to accept service of process for Arena/Roper Road Homeowners Association, Inc., at the place designated in these Articles, I 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.

13 JAN 2006

Date

[Signature]
Registered Agent

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Exhibit "A"

West Road & Main

Part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 4 South, Range 26 East, Clay County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31; thence North 89 degrees 16 minutes 41 seconds East, along the South line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, 77.77 feet; thence North 46 degrees 29 minutes 41 seconds East, 69.03 feet; thence North 64 degrees 30 minutes East, 163.69 feet; thence North 24 degrees 02 minutes 41 seconds East, 441.42 feet; thence North 51 degrees 22 minutes 45 seconds West, 235.72 feet; thence Northwesterly, Southerly, and Easterly, around and along a curve having a radius of 50 feet, through a central angle of 270 degrees, an arc distance of 235.62 feet; thence South 51 degrees 22 minutes 45 seconds East, 147.06 feet; thence South 24 degrees 02 minutes 41 seconds West, 384.34 feet; thence South 64 degrees 30 minutes West, 153.19 feet; thence South 47 degrees 42 minutes West, 134.05 feet to the Point of Beginning.

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CLAY COUNTY, FLA
RECORDS SECTION

Exhibit "B"

East Road & Main

Part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 4 South, Range 26 East, Clay County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31; thence North 47 degrees 42 minutes East, 134.05 feet; thence North 64 degrees 30 minutes East, 153.39 feet; thence North 24 degrees 02 minutes 41 seconds East, 436 feet; thence South 51 degrees 22 minutes 45 seconds East, 452.33 feet; thence Southeasterly, Southerly, and Westerly, around and along a curve having a radius of 50 feet, through a central angle of 270 degrees, an arc distance of 235.62 feet; thence North 53 degrees 22 minutes 45 seconds West, 337.67 feet; thence South 24 degrees 02 minutes 43 seconds West, 389.76 feet; thence South 64 degrees 30 minutes West, 163.69 feet; thence South 46 degrees 29 minutes 43 seconds West, 69.03 feet to the South line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31; thence South 89 degrees 16 minutes 41 seconds West along said South line 77.77 feet to the Point of Beginning.

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CLAY COUNTY
FLORIDA

Exhibit "C"

Main Road

Part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31,
Township 4 South, Range 26 East, Clay County, Florida,
being more particularly described as follows:

Begin at the Southwest corner of said Northwest $\frac{1}{4}$ of the
Southeast $\frac{1}{4}$ of Section 31; thence North 47 degrees 42
minutes East, 134.05 feet; thence North 64 degrees 30
minutes East, 153.19 feet; thence North 24 degrees 02
minutes 41 seconds East, 655.2 feet; thence Northeasterly
around and along a curve having a radius of 325 feet,
through a central angle of 22 degrees 37 minutes 10
seconds, an arc distance of 128.3 feet; thence North 45
degrees 47 minutes 10 seconds East, 99.45 feet; thence
North 68 degrees 04 minutes 30 seconds East, 104.4 feet;
thence South 77 degrees 39 minutes 20 seconds East,
339.79 feet; thence Easterly, Southerly, and Westerly,
around and along a curve having a radius of 50 feet,
through a central angle of 300 degrees, an arc distance of
261.8 feet; thence north 77 degrees 39 minutes 20 seconds
West, 212.46 feet; thence Northwesterly and Southwesterly,
around and along a curve having a radius of 275 feet,
through a central angle of 78 degrees 17 minutes 59
seconds, an arc distance of 375.81 feet; thence South 24
degrees 02 minutes 41 seconds West, 673.52 feet; thence
South 64 degrees 30 minutes West, 163.69 feet; thence
South 46 degrees 29 minutes 41 seconds West, 69.03 feet
to the South line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$
Section 31; thence South 89 degrees 16 minutes 41 seconds
West, along said South line, 77.77 feet to the Point of
Beginning.

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CLAY COUNTY
RECORDED

Arena/Roper Road Homeowners Association, Inc.

EXHIBIT "D" CLAY CTY PLAT

