

NO6000003439

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



600067751046

03/16/06--01030--021 \*\*78.75

FILED

2006 MAR 16 AM 10:52

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

RECEIVED

06 MAR 16 AM 11:29

CLERK OF SUPERIOR COURT  
TALLAHASSEE, FLORIDA

## CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

*Pine Villas Homeowners Association, Inc.*

Signature \_\_\_\_\_

Requested by: \_\_\_\_\_

Name \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

Walk-In \_\_\_\_\_

Will Pick Up \_\_\_\_\_

☒ Art of Inc. File \_\_\_\_\_

\_\_\_\_\_ LTD Partnership File \_\_\_\_\_

\_\_\_\_\_ Foreign Corp. File \_\_\_\_\_

\_\_\_\_\_ L.C. File \_\_\_\_\_

\_\_\_\_\_ Fictitious Name File \_\_\_\_\_

\_\_\_\_\_ Trade/Service Mark \_\_\_\_\_

\_\_\_\_\_ Merger File \_\_\_\_\_

\_\_\_\_\_ Art. of Amend. File \_\_\_\_\_

\_\_\_\_\_ RA Resignation \_\_\_\_\_

\_\_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_

\_\_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_

☒ Cert. Copy \_\_\_\_\_

\_\_\_\_\_ Photo Copy \_\_\_\_\_

\_\_\_\_\_ Certificate of Good Standing \_\_\_\_\_

\_\_\_\_\_ Certificate of Status \_\_\_\_\_

\_\_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_

\_\_\_\_\_ Corp Record Search \_\_\_\_\_

\_\_\_\_\_ Officer Search \_\_\_\_\_

\_\_\_\_\_ Fictitious Search \_\_\_\_\_

\_\_\_\_\_ Fictitious Owner Search \_\_\_\_\_

\_\_\_\_\_ Vehicle Search \_\_\_\_\_

\_\_\_\_\_ Driving Record \_\_\_\_\_

\_\_\_\_\_ UCC 1 or 3 File \_\_\_\_\_

\_\_\_\_\_ UCC 11 Search \_\_\_\_\_

\_\_\_\_\_ UCC 11 Retrieval \_\_\_\_\_

\_\_\_\_\_ Courier \_\_\_\_\_



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

06 MAR 28 11:31  
DIVISION OF CORPORATIONS

March 17, 2006

CAPITAL CONNECTION

RECEIVED  
ORIGINAL

SUBJECT: PINE VILLAS HOMEOWNERS ASSOCIATION, INC.  
Ref. Number: W06000013012

We have received your document for PINE VILLAS 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) 245-6855.

Tammy Hampton  
Document Specialist  
New Filing Section

Letter Number: 406A00018321

**FILED**

**ARTICLES OF INCORPORATION  
OF  
PINE VILLAS HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA NON-PROFIT CORPORATION**

2006 MAR 16 AM 10:52

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE I. NAME**

The name of this Corporation shall be PINE VILLAS HOMEOWNERS ASSOCIATION, INC. and the principal office and mailing address of this corporation shall be: 6170 St. Andrews Ct., Ponte Vedra Beach, FL 32082.

**ARTICLE II. DURATION**

The term of existence of this Corporation is perpetual, commencing on the date of filing of these Articles of Incorporation with the Secretary of State.

**ARTICLE III. PURPOSE**

The purpose and object of the Association shall be to exercise all of the rights, powers and duties granted to it under that certain Declaration of Covenants, Conditions, Restrictions, and Easements for Pine Villas, as amended from time to time (the "Declaration"), as well as all other rights, powers and duties which may be granted to it by the Developer, as that term is defined in the Declaration (the "Developer"), these Articles or the Association Bylaws. Such rights, powers and duties shall include, but not be limited to, the following: The Association shall own, operate and maintain the Common Areas as defined in the Declaration (the "Common Areas"). The Developer shall exercise architectural control over the development of the Property, as that term is defined in the Declaration (the "Property"); and the Association shall have the right to enforce the covenants, conditions, restrictions, and easements contained in the Declaration. All defined terms in the Declaration of Covenants, Conditions, Restrictions and Easements for Pine Villas are adopted as defined terms under these Articles of Incorporation.

**ARTICLE IV. DIRECTORS**

There shall be one (1) directors initially. The number of directors may be increased from time to time by the By-Laws of the Corporation, but there shall never be less than three. The method of election of directors is as stated in the bylaws.

The original Board of Directors shall be the individual whose name and address is listed below:

Bernard J. DeGeorge, Jr.  
6170 St. Andrews Ct.  
Ponte Vedra Beach, FL 32082

#### ARTICLE V. MEMBERS

The corporation shall have members rather than stockholders. Members of the corporation will qualify for admission if they meet the requirements as promulgated by the By-Laws.

#### ARTICLE VI. REGISTERED OFFICE AND AGENT

The initial registered office of the Corporation shall be 6170 St. Andrews Ct., Ponte Vedra Beach, Florida 32082, and the initial registered agent of the Corporation at that address shall be Bernard J. DeGeorge, Jr.

#### ARTICLE VII. INCORPORATORS

The name and address of the subscribers of these Articles of Incorporation are the individuals who have executed these Articles of Incorporation and whose addresses are shown under their respective names.

#### ARTICLE VIII. CONDUCT OF CORPORATE AFFAIRS

The conduct of the affairs of the Corporation will be managed by the President, Vice-President, Secretary and Treasurer of the Corporation. Any conveyance of title to real or personal property owned by the corporation shall be executed by the President or Vice-President and attested to by the Secretary. Officers of the corporation shall be elected at the annual meeting of the corporation unless a special meeting is called for the purpose of electing an officer or officers.

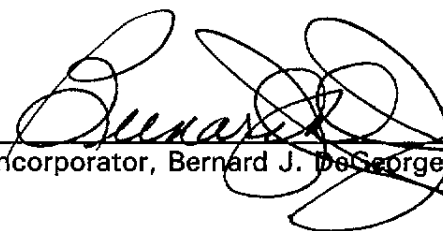
#### ARTICLE IX. BY-LAWS

By-Laws of the Corporation are to be made, approved, altered or rescinded by a majority vote of the membership.

#### ARTICLE X. AMENDMENTS TO THE ARTICLES

Amendments to the Articles of Incorporation may be proposed by any member and shall be adopted following a two-thirds affirmative vote by those members present at the meeting at which said proposed amendment is discussed.

IN WITNESS WHEREOF, we have subscribed our names on the date indicated alongside the spaces provided.

  
Incorporator, Bernard J. DeGeorge, Jr.

Date: 3-15-06

STATE OF FLORIDA )

COUNTY OF CLAY )

On this 15 day of March, 2006, personally appeared Bernard J. DeGeorge, Jr. known to me to be the person whose name is subscribed to the within instrument, and he acknowledged before me that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

(Seal)

Notary Public, State of Florida

My Commission Expires:



**John B. Moss**  
Commission # DD376868  
Expires January 28, 2009  
Bonded Troy Pain - Insurance, Inc. 800-365-7019

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

-----  
In pursuant of Chapter 48.091, Florida Statutes, the following is submitted in  
compliance with said Act:

First - PINE VILLAS HOMEOWNERS ASSOCIATION OF JACKSONVILLE, INC., desiring  
to organize under the laws of the State of Florida, with its principal office as indicated in the  
Articles of Incorporation at the City of Ponte Vedra Beach, County of St. Johns, State of  
Florida, has named Bernard J. DeGeorge, Jr., located at 6170 St. Andrews Ct., Ponte Vedra  
Beach, FL 32082, County of St. Johns, State of Florida, as its agent to accept service of  
process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-stated corporation, at  
the place designated in this certificate, I hereby accept to act in this capacity, and agree to  
comply with the provisions of said Act relative to keeping open said office.

