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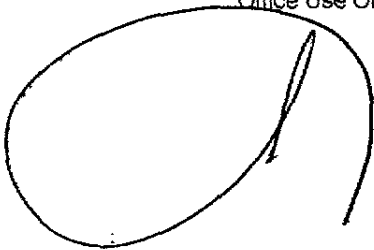
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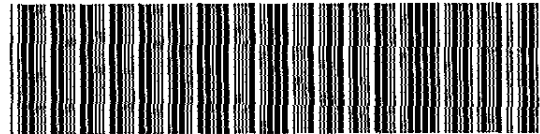
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

COVER LETTER

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

SUBJECT: Bentley Oaks Townhomes 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: Robert J. Riggio, Esq.

Name (Printed or typed)

Riggio & Mitchell, P.A.
400 South Palmetto Avenue

Address

Daytona Beach, FL 32114

City, State & Zip

(386) 252-3004

Daytime Telephone number

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

FILED

06 APR 13 PM 3:40

**SECRETARY OF STATE
TALLAHASSEE, FLORIDA**

**ARTICLES OF INCORPORATION
OF
BENTLEY OAKS TOWNHOMES
HOMEOWNERS ASSOCIATION, INC.**

(A corporation not for profit under
the laws of the State of Florida)

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of corporations not for profit, we, the undersigned, hereby associate ourselves into a corporation for the purposes and with the powers hereinafter mentioned; and to that end we do, by these Articles of Incorporation, set forth:

ARTICLE 1

NAME

1.1 The name of the corporation shall be **BENTLEY OAKS TOWNHOMES HOMEOWNERS ASSOCIATION, INC.** For convenience, the corporation shall be referred to in this instrument as "The Association."

ARTICLE 2

PURPOSE

2.1 The purpose for which the Association is organized is to provide an entity to carry out

and accomplish the purposes described in the Declaration of Covenants and Restrictions for BENTLEY OAKS TOWNHOMES SUBDIVISION, (the "Declaration"), as recorded in the Public Records of Volusia County, Florida, in Official Record Book _____, pages _____ through _____, inclusive, and as it may be amended from time to time, and to undertake such management, maintenance, operation, ownership and other duties with respect to the BENTLEY OAKS TOWNHOMES SUBDIVISION, including but not limited to the management of the common areas within the BENTLEY OAKS TOWNHOMES SUBDIVISION.

2.2 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. 42-127-100732-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to surface water or stormwater management.

2.3 The Association shall make no distribution of income to its members, directors or officers, being conducted as a nonprofit organization for the benefit of its members.

ARTICLE 3

POWERS

The Association shall have the following powers:

3.1 The Association shall have all of the common law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles.

3.2 The Association shall have the power to administer and enforce the provisions of the Declaration more fully described in Article 2 hereof and all of the powers and duties reasonably necessary to carry out the responsibilities and duties conferred upon it by the Declaration, as it may be amended and supplemented from time to time, including but not limited to the following:

a) To make and establish reasonable rules and regulations regarding the use of Association common property subject to its jurisdiction,

b) To make and collect assessments against members of the Association to defray the cost, expenses and losses of the Association,

c) To use the proceeds of assessments in the exercise of its power and duties,

d) To maintain, repair, replace, operate and manage the Association property, including the right to reconstruct improvements after casualty, to make and construct additional improvements upon the Association property and maintain and repair the surface water or stormwater management systems including but not limited to work within retention areas, drainage structures and drainage easements,

e) To purchase insurance upon the Association property and improvements and insurance for the protection of the Association and its members,

f) To enforce by legal means the provisions of the Declaration, as amended from time to time, these Articles of Incorporation, the By-Laws of the Association which may be hereafter adopted and the rules and regulations governing the use of the Association property,

g) To contract for the management of the Association property and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the Declaration of Covenants and Restrictions to have approval of the Board of Directors or the membership of the Association,

h) To contract for the management and operation of portions of the Association property susceptible of separate management or operation,

i) To employ personnel and engage such professional assistance as may be necessary to perform the services required for the proper operation of the Association and its properties,

j) To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Association pursuant to the Declaration of Covenants and Restrictions and any Declaration supplementary thereto,

k) To organize, promote and support undertakings and activities for the benefit and general welfare of the residents of the BENTLEY OAKS TOWNHOMES SUBDIVISION, and

l) 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 stormwater management.

3.3 All funds and the title of all properties acquired by the Association, and their proceeds, shall be held for the benefit of the members of the Association in accordance with the provisions of the Declaration of Covenants and Restrictions, these Articles of Incorporation and the By-Laws.

3.4 In the event of the dissolution of the Association, title to all real property shall vest in the abutting lot owners as at common law, subject, however, to the same easements and rights of uses by the residents of the BENTLEY OAKS TOWNHOMES SUBDIVISION as existed prior to dissolution. Upon dissolution of the Association, all money and other personal property of the Association shall be distributed pro rata to lot or unit owners, in the same ratio as votes are distributed and apportioned among said lot or unit owners.

3.5 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 in writing by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE 4

MEMBERS

The qualifications of members, the manner of their admission to and termination of membership, and voting shall be as follows:

4.1 The membership of the Association shall consist of every person who is the record owner of a fee estate or life estate in any lot or unit in the BENTLEY OAKS TOWNHOMES SUBDIVISION so long as such ownership interest shall exist.

4.2 Immediately upon the divestment of a member's ownership interest in a lot or unit,

regardless of the means by which such ownership may be divested, such owner's membership shall terminate.

4.3 The interest of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his unit. The funds and assets of the Association belong solely to the Association subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration, and in the By-Laws which may be hereafter adopted.

4.4 Votes may be exercised or cast by the owner or owners of each lot or unit as may be provided in the Declaration of Covenants and Restrictions and the By-Laws hereafter adopted by the Association.

ARTICLE 5

PRINCIPAL OFFICE AND DESIGNATION OF RESIDENT AGENT

The principal office of the Association shall be located at:

1589 North Nova Road, #103

Holly Hill, Florida 32117

but the Association may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors. The Board of Directors shall also have the right to relocate the principal office. The initial resident agent of the

Association shall be:

Paul S. Medlin

whose address is:

1589 North Nova Road, #103

Holly Hill, Florida 32117

The Board of Directors may, from time to time, change the resident agent by designation filed in the office of the Secretary of State.

ARTICLE 6

DIRECTORS

6.1 The affairs of the Association will be managed by a Board consisting of not less than three (3) nor more than six (6) directors. The number of members of the Board of Directors shall be as provided from time to time by the By-laws of the corporation, and in the absence of such determination, shall consist of three (3) directors. Directors need not be members of the Association.

6.2 Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided in the By-Laws.

6.3 The election of the Directors shall be held on the second Friday in February of 2007, and annually thereafter. The directors named in these Articles shall serve until successor directors are elected and any vacancies in their number occurring before such election shall be filled by the

remaining Directors.

6.4 The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Paul S. Medlin	1589 N. Nova Road, #103, Holly Hill, Florida 32117
Robert Scott	1589 N. Nova Road, #103, Holly Hill, Florida 32117
Dan Pardus	1589 N. Nova Road, #103, Holly Hill, Florida 32117

6.5 The Board of Directors shall elect a President and Secretary-Treasurer, and as many Vice Presidents and Assistant Secretaries as the Board of Directors shall determine to be necessary. The same person may hold two offices, the duties of which are not incompatible; provided that the office of President and Vice President shall not be held by the same person, nor shall the President also be the Secretary-Treasurer or an Assistant Secretary.

ARTICLE 7

OFFICERS

The affairs of the Association shall be administered by the officers elected by the Board of Directors. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are

designated by the Board of Directors are as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>OFFICE(S)</u>
Paul S. Medlin	1589 N. Nova Road, #103, Holly Hill, Florida 32117	President
Robert Scott	1589 N. Nova Road, #103, Holly Hill, Florida 32117	Secretary-Treasurer
Dan Pardus	1589 N. Nova Road, #103, Holly Hill, Florida 32117	Vice President

ARTICLE 8

INDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed upon him or her in connection with any proceeding or any settlement of any proceeding to which he or she may be a party or in which he or she may become involved by reason of his or her being or having been a director or officer of the Association, whether or not he or she is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of wilful misfeasance or malfeasance in the performance of his or her duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approved such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE 9

BY-LAWS

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-laws.

ARTICLE 10

EXISTENCE AND DURATION

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 11

AMENDMENTS

Except as otherwise herein provided, amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

11.1 A Resolution for the adoption of a proposed amendment may be proposed by the Board of Directors of the Association acting upon a vote of a majority of the directors, or by members of the Association to whose lots 25% of the total vote are appurtenant, whether meeting as members or by instrument in writing signed by them.

11.2 Upon any amendment or amendments to these Articles of Incorporation being proposed by said Board of Directors or members, such proposed amendment or amendments shall be transmitted to the President of the Association or other officers of the Association in the absence of

the President, who shall thereupon call a special meeting of the members of the Association for a day no sooner than ten (10) days nor later than thirty (30) days after the receipt by the President of the proposed amendment or amendments, and it shall be the duty of the Secretary to give to each member written or printed notice of such meeting, stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form. Such notice shall be mailed to or be presented personally to each member not less than ten (10) nor more than thirty (30) days before the date set for such meeting. If mailed, such notice shall be deemed to be properly given when deposited in the United States mail, addressed to the member at his post office address as it appears on the records of the Association, the postage thereon prepaid. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the Association, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member. In order to become effective, the proposed amendment or amendments must be approved by the affirmative vote of the majority of the total votes appurtenant to all lots subject to Association assessment. A copy of each amendment, after it has become effective, shall be transcribed and certified in such form as may be necessary to register the same in the office of the Secretary of State of the State of Florida, and upon the registration of such amendment or amendments with the Secretary of State, a certified copy thereof shall be recorded in the Public Records of Volusia County, Florida.

11.3 At any meeting held to consider any amendment or amendments of these Articles of

Incorporation, the written vote of any member of the Association shall be recognized, if such member of the Association is not in attendance at such meeting or represented thereof by proxy, provided such written vote is delivered to the Secretary of the Association at or prior to such meeting.

11.4 No amendment of these Articles shall be made that is in conflict with the Declaration of Covenants and Restrictions as amended from time to time. No amendment to these Articles of Incorporation which shall abridge, amend or alter the rights of the developer, SANTEX BUILDERS, LLC., or any successor developer, may be adopted or become effective without the prior written consent of said developer, or such successor.

ARTICLE 12

INCORPORATOR

12.1 The name and address of the sole incorporator to these Articles of Incorporation is as follows:

<u>Name</u>	<u>Address</u>
Paul S. Medlin	1589 N. Nova Road, #103, Holly Hill, Florida 32117

ARTICLE 13

REGISTERED AGENT

13.1 The name and address of the registered agent of the Association is as follows:

<u>Name</u>	<u>Address</u>
Paul S. Medlin	1589 North Nova Road, #103, Holly Hill, Florida 32117

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the sole incorporator to this Association, has executed these Articles of Incorporation this 12 day of April 2006.


Name: PAUL S. MEDLIN
Incorporator and Registered Agent

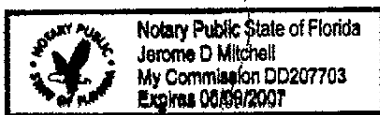
STATE OF FLORIDA
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared PAUL S. MEDLIN to me well known to be the person described as the incorporator and who executed the foregoing Articles of Incorporation.

Witness my hand and official seal in the County and State named above this 12th day of April 2006.


Notary Public, State of Florida at Large
Print Name: Jerome D. Mitchell

My Commission Expires: 6/9/07



ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT
FOR
BENTLEY OAKS TOWNHOMES HOMEOWNERS ASSOCIATION,
INC.

Having been named as registered agent to accept service of process for Bentley Oaks Townhomes Homeowners Association, Inc., at the stated place designated in the Articles of Incorporation, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.



Name: PAUL MEDLIN
Registered Agent

4/13/06

Date

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06 APR 13 PM 3:40
SECRETARY OF STATE
TALLAHASSEE, FLORIDA