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FLORIDA PROFIT/NON PROFIT CORPORATION

COMFORT CREEK SUBDIVISION PROPERTY OWNER'S ASSOCIATI

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August 1, 2006

FLORIDA DEPARTMENT OF STATE

Division of Corporations

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SUBJECT: COMFORT CREEK SUBDIVISION PROPERTY OWNER'S ASSOCIATION, INC.
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ARTICLES OF INCORPORATION
OF
COMFORT CREEK SUBDIVISION PROPERTY OWNER'S ASSOCIATION, INC.

The undersigned subscribers to these Articles of Incorporation, each a natural person competent to contract, hereby associate themselves together to form a corporation not for profit under Chapter 617 of the laws of the State of Florida.

ARTICLE I

NAME

The name of this corporation is COMFORT CREEK SUBDIVISION PROPERTY OWNER'S ASSOCIATION, INC. (hereinafter referred to as "the Association").

ARTICLE II

PURPOSES

The Association is organized as a non-profit corporation under Chapter 617, Florida Statutes, for the following purposes:

- a. To levy and collect adequate assessments against the members of the Association for the costs of maintenance and operation of the surface water or storm water management system(s).
- b. To obtain, receive, hold title to, convey, assign, manage, maintain, repair, replace, operate and care for real and personal property, including but without limitation, all easements, roads, parks, lakes, ditches, canals, retention or detention areas, drainage and other surface water management works, preservation or conservation areas, wetlands and wetland mitigation areas, and other common areas, which are owned by the Association, or the persons owning property in the development known as COMFORT CREEK SUBDIVISION PROPERTY OWNER'S ASSOCIATION, INC. (hereinafter referred to as "the Owners") in common.
- c. To facilitate transactions and communications among the Owners.
- d. To fix and make assessments against persons and entities owning property in Comfort Creek Subdivision Property Owner's Association, Inc., (hereinafter referred to as "the Subdivision"), and collect these assessments, together with necessary court costs and reasonable attorney fees, by any lawful means.

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e. To do and perform anything required by these Articles, the Bylaws, and the Declaration of Restrictions and Protective Covenants for the Subdivision.

f. To do and perform any obligations imposed upon the Association 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 of the Association and the Declaration of Restrictions and Protective Covenants for the Subdivision.

g. To exercise all of the powers enumerated in Chapter 617, Florida Statutes, as it now exists or is subsequently amended or superseded, and to do and perform such acts and to have such powers as shall be desirable and necessary in furtherance of any of the powers hereinabove enumerated which are not in derogation of the laws of the State of Florida.

ARTICLE III

MEMBERSHIP

Every person or entity who is, from time to time, the record owner of a lot within the Subdivision shall be a member of the Association. Membership in the Association will be appurtenant to, and may not be separated from ownership of a lot within the Subdivision. The initial members of the Association shall consist of the Incorporators identified in Article V hereof.

ARTICLE IV

TERM

The term of the Association shall be perpetual.

ARTICLE V

INCORPORATORS

The name and residence of the Incorporator of the Association is:

NAME

TALQUIN VENTURES, LLC

ADDRESS

329 North Broad Street
Thomasville, GA 31792

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ARTICLE VI

DIRECTORS AND OFFICERS

SECTION ONE: The property, affairs, business and operation of the Association shall be managed in accordance with the provisions of the Bylaws of the Association by the Board of Directors, which shall be elected annually by the members as provided in the ByLaws of the Association. The Board of Directors shall carry out the purposes of the Association in compliance with the Articles of Incorporation and ByLaws of the Association.

SECTION TWO: The officers of the Association shall consist of a President, Secretary and Treasurer, who shall be members of the Board of Directors. The officers shall be appointed yearly in the manner provided by the Bylaws of the Association.

ARTICLE VII

INITIAL DIRECTORS AND OFFICERS

The initial officers and directors of the Association are three (3) in number and are as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>TITLE</u>
RICHARD B. PARVEY	329 North Broad Street Thomasville, GA 31792	President
BRETT BRANTLEY	329 North Broad Street Thomasville, GA 31792	Vice-President
CLAIRE BUFFKIN	329 North Broad Street Thomasville, GA 31792	Secretary/Treasurer

ARTICLE VIII

REGISTERED OFFICE AND AGENT

The initial registered office of the Association shall be at 519 West Base Street, Madison, Florida 32340. The initial registered agent of the Association shall be GEORGE T. REEVES, whose mailing address is Post Office Drawer 652, Madison, Florida 32341 and physical address is 519 West Base Street, Madison, Florida 32340.

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ARTICLE IX

INITIAL CONTROL BY DEVELOPER

Notwithstanding the other provisions contained in these Articles to the contrary, TALQUIN VENTURES, LLC., a Florida limited liability company, or its successor in interest (hereinafter referred to as "the Developer") shall have exclusive control over the Association until the Developer relinquishes that right or ceases to be the owner of lots within the Subdivision, whichever occurs first. The Developer, prior to relinquishing control of the Association or otherwise allowing control to transfer to the Board of Directors of the Association, shall provide at least thirty (30) days written notice to the District, that all terms and conditions placed upon the Developer by permits or authorization from the District have been satisfied in full and that transfer is proposed to occur on a specific date.

ARTICLE X

BY-LAWS

The Board of Directors shall adopt Bylaws for the Association and may from time to time modify, alter, amend or rescind the same by a majority vote of the members of the Board of Directors present at any regular or special meeting.

ARTICLE XI

AMENDMENTS

These Articles of Incorporation may be amended at any time. Such amendment may be proposed by any member and any such proposal shall require adoption by the approval of a majority of the Board of Directors. Amendments to these Articles of Incorporation or Bylaws which directly or indirectly impact operation and maintenance of the surfacewater management system, including but without limitation, all lakes, ditches, canals, retention or detention areas, drainage, other surfacewater management works, and preservation or conservation areas, wetlands and wetland mitigation areas which are owned by the Association or the Owners in common, may be made after approval by the District. Such approval shall be in the form of a modification to any and all permits issued by the District under the lawfully adopted rules of the District in effect at the time of application for such modification. Amendments to these Articles of Incorporation or the Bylaws of the association which do not impact operation or maintenance of the system may be made without authorization of the District; however, copies of any such amendments shall be forwarded to the District within thirty (30) days of approval.

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ARTICLE XI

DISSOLUTION

Prior to dissolution of this Association, all property, interest in property, whether real, personal, or mixed, which is directly or indirectly related to the surfacewater management system, including but without limitation, all lakes, ditches, canals, retention or detention areas, drainage, other surfacewater management works, and preservation or conservation areas, wetlands, and wetland mitigation areas which are owned by the Association or the Owners in common, will be dedicated to and accepted for maintenance by the appropriate unit of government or otherwise transferred to and accepted for maintenance by an approved entity. Dedication or approval must be authorized by the District through modification of any and all permits or authorizations issued by the District. Such modification shall be made under the lawful adopted rules of the District in effect at the time of application for such modification.

ARTICLE XII

CONFLICT

Should a conflict exist or arise between any of the provisions of these Articles of Incorporation and the provisions of the Bylaws of the Association, the provisions of the Articles of Incorporation shall control.

ARTICLE XIII

CERTIFICATION

We, the undersigned subscribers to these Articles of Incorporation, each a natural person competent to contract, hereby associate ourselves together to form a corporation not-for-profit under the laws of the State of Florida, and to make and file this certificate hereby declaring and certifying that the facts set forth herein are true, and have accordingly set our hands and seals at Madison, Florida, this 31 day of July, 2006.

TALQUIN VENTURES, LLC

BY: 

Richard E. Parvey, Manager
Incorporator

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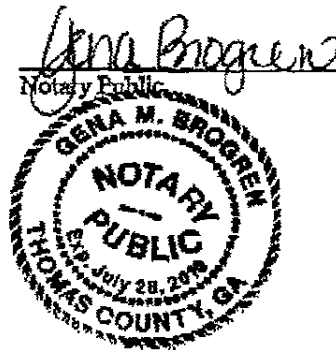
STATE OF FLORIDA
COUNTY OF MADISON THOMAS

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County named above to take acknowledgments, personally appeared RICHARD E. PARVEY, AS MANAGER OF AND ON BEHALF OF TALQUIN VENTURES, LLC, a Florida limited liability company, to me known to be the person described as the Incorporator in, and who executed the foregoing Articles of Incorporation, and acknowledged before me that he subscribed to these Articles of Incorporation.

31st WITNESS my hand official seal in the County and State named above this day of JULY, A. D. 2006.

My Commission Expires:

July 28, 2010



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

IN COMPLIANCE WITH FLA. STAT. 48.091, THE FOLLOWING IS SUBMITTED:

COMFORT CREEK SUBDIVISION PROPERTY OWNER'S ASSOCIATION, INC., TO ORGANIZE OR QUALIFY UNDER THE LAWS OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT 329 BROAD STREET, THOMASVILLE, GEORGIA 31739, HAS NAMED, GEORGE T. REEVES, WHOSE ADDRESS IS 519 WEST BASE STREET, MADISON, FLORIDA 32340, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

TALQUIN VENTURES, LLC

BY: *[Signature]*
RICHARD E. PARVEY, MANAGER
INCORPORATOR
Dated: JULY 31, 2006

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TALLAHASSEE, FLORIDA

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.

George T. Reeves
GEORGE T. REEVES
Resident Agent
Dated: JULY 31, 2006

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