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(Requestor's Name)

(Address)

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(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

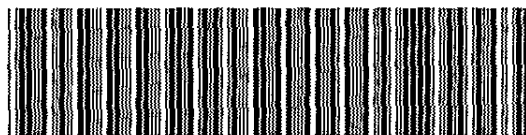
(Business Entity Name)

(Document Number)

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

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# CAPITAL CONNECTION, INC.

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

*Spanish Gates II Community  
Association, Inc.*

Signature \_\_\_\_\_

Requested by: *WC*

Name \_\_\_\_\_

Date *10/2*

Time *11:00*

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 \_\_\_\_\_

ARTICLES OF INCORPORATION

OF

SPANISH GATES II COMMUNITY ASSOCIATION, INC.

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In order to form a corporation not for profit under and in accordance with the Statutes of the State of Florida, the undersigned hereby promulgate the following articles of incorporation for the purposes set forth:

ARTICLE I

The name of the Corporation shall be SPANISH GATES II COMMUNITY ASSOCIATION, INC.

ARTICLE II

The Corporation shall become effective upon proper filing with the Secretary of State and shall exist perpetually or until otherwise dissolved in accordance with the laws of the State of Florida.

ARTICLE III

The association is organized for the purpose of acquisition and management, maintenance, operation and care of real and personal property, including but without limitation, all roads, parks, common areas, 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 or controlled by the association or the owners in common and for the purpose of providing street lighting for the subdivision.

1. Management and maintenance, operation and care of real and personal property which are owned by the association or the owners in common.
2. To fix and make assessments and collect the assessment by any lawful means.
3. To borrow money.
4. To use and expand the proceeds of assessments and borrowings in a manner consistent with the purposes for which this association is formed.
5. Review plans and specifications of proposed improvements whether they comply with the "DECLARATION OF COVENANT AND RESTRICTIONS FOR SPANISH GATES II COMMUNITY ASSOCIATION".
6. To maintain, repair, replace, operate, and care for real and personal property, including but without limitation, all roads, parks, common areas, lakes, ditches, canals, retention or detention areas, drainage, other surfacewater management works, and preservation or conservation areas 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 Water Management District and the operation and maintenance plan attached thereto.
7. Purchase and maintain insurance.
8. To make, amend, impose, and enforce by any lawful means, reasonable rules and regulations of use of the common areas and association property.
9. To contract for services with others.
10. 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 in a timely manner, at the expense of Owner.
11. 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

Every person or entity who owns a present vested possessory interest in the fee simple title to a Lot in SPANISH GATES II SUBDIVISION as recorded in the Public Records of Alachua County, shall be a member of the Corporation upon recording of a deed of conveyance in such Lot among the public records of Alachua County, Florida. Membership of Lot Owners shall terminate upon conveyance of such interest, whether by deed, operation of law, or otherwise. Membership will be appurtenant to, and may not be separated from the ownership.

#### ARTICLE V

The initial principal office of the Corporation shall be 15816 NW CR 1491, Alachua, Florida 32615 and the name of the initial Resident Agent for service of process for the corporation at such address is Ronald Clark.

#### ARTICLE VI

The affairs of this Corporation shall be managed by a Board of Directors, the number and qualifications of which shall be set forth in the by-laws of the corporation, which number shall not be less than three. The initial board of directors shall consist of the following:

NAME:	ADDRESS:
RONALD CLARK	15816 NW CR 1491, Alachua, FL 32615
JOEL BUZBEE	P.O. Box 1313, High Springs, FL 32655
LORI CLARK	15816 NW CR 1491, Alachua, FL 32615

#### ARTICLE VII

Notwithstanding the other provisions contained in these articles to the contrary, SPANISH GATES II COMMUNITY ASSOCIATION, INC., OR ITS SUCCESSORS IN INTEREST (Developer), shall have control of the activities of the Association until the Developer relinquishes that right or for so long as the Developer is the Owner of or holds an interest in any portion of the Development. The Developer, prior to relinquishing control of the Association or otherwise allowing control to transfer to the directors of the Association, shall provide at least 30 days written notice to the Suwannee River Water Management District that all terms and conditions placed upon the Developer by permits or authorizations from the Suwannee River Water Management District have been satisfied in full and that transfer is proposed to occur on a specific date.

#### ARTICLE VIII

The name and address of the subscriber to these Articles of Incorporation is RONALD CLARK 15816 NW CR 1491, Alachua, Florida, 32615.

#### ARTICLE IX

The corporation shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles or the Declaration of Covenants, Conditions and Restrictions of SPANISH GATES II SUBDIVISION as such are recorded in the Public Records of Alachua County, Florida and as such are amended from time to time, including but not limited to:

1. The purchase, ownership, maintenance, control, sale, lease, mortgaging, encumbering or otherwise dealing in any manner with real and personal property of every type, kind and nature.
2. The employment, direction, and discharging of personnel necessary to carry out the purpose herein stated.
3. To do any and all things necessary, incidental, or desirable to accomplish any and all of the purposes and objectives for which the corporation is organized, either alone or in association with other corporations, firms, or individuals and to carry on any lawful activity necessary or incidental to the accomplishment of the purposes and objectives of the corporation.

4. To make and collect assessments against property owners in the development and use the proceeds thereof in the exercise of its powers and duties, including but not limited to the defraying of costs and expenses of carrying out its purposes.
5. To maintain, repair, replace and operate property owned by it, purchase insurance thereon, and to make and adopt reasonable regulations respecting the use and appearance of the Road System and other property owned or controlled by the corporation, and to enforce by all legal means the provisions of these articles of incorporation and any by-laws or regulations adopted pursuant hereto.

The foregoing enumeration of powers shall in no way be constructed to limit or restrict in any manner the powers of the corporation as may be otherwise provided or granted by law.

#### ARTICLE X

The By-Laws of the Corporation shall be adopted by the Board of Directors, and may be altered, amended or rescinded in the manner provided for by the By-Laws. The bylaws will be adopted and may be amended by the Directors or members, consistent with these articles and the declaration. Amendments to articles or By-Laws 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 or controlled by the association or the owners in common, may be made after approval by the Suwannee River Water Management District. Such approval shall be in the form of a modification to any and all permits issued by the Suwannee River Water Management District under the lawfully adopted rules of the Suwannee River Water Management District in effect at the time of application for such modification. Amendments to the articles or the By-Laws which do not impact operation or maintenance of the system may be made without authorization of the Suwannee River Water Management District; however, copies of any such amendments shall be forwarded to the District within 30 days of approval.

#### ARTICLE XI

Every Director and every Officer of the Corporation shall be indemnified by the Corporation against all expenses and liabilities, including attorneys' fees, reasonably incurred or imposed upon him in connection with any proceedings to which he may be a party, or in which he may become involved by reason of his being or having been a Director or Officer of the Corporation, or any settlement thereof, whether or not he is a Director or Officer at the time such are incurred, except, in such cases wherein the Director or Officer is adjudged guilty of willful malfeasance or misfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Corporation. 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 XII

Voting rights in the Association shall be in accordance with the Declaration of Covenants, Conditions and Restriction for SPANISH GATES II SUBDIVISION as such are recorded in the Public Records of Alachua County, Florida.

#### ARTICLE XIII

No part of the income of the corporation shall be distributable to its members, directors or officers either during the existence of the corporation or upon its 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 an approved entity. Dedication or approval must be authorized by the Suwannee River Water Management District through modification of any and all permits or authorization issued by the Suwannee River Water Management District. Such

modification shall be made under the lawfully adopted rules of the Suwannee River Water Management District in effect at the time of application for such modification.

ARTICLE XIV

Sept. 2006. EXECUTED at Gainesville, Florida by the undersigned incorporator this 26 day of

  
RONALD CLARK


ACCEPTANCE OF RESIDENT AGENT

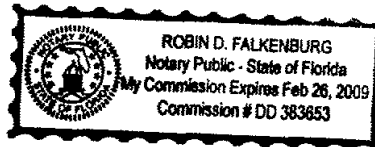
The undersigned hereby accepts designation as Resident Agent for service of process for SPANISH GATES II COMMUNITY ASSOCIATION, INC.

  
RONALD CLARK

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 26 day of Sept, 2006, 59 RONALD CLARK ☒ who has/have produced Driver(s) License(s) issued within 5 years from date as identification and who did not take an oath; OR ☐ who is/are personally known to me and who did not take an oath; OR ☐ who produced Other: \_\_\_\_\_ (type of identification) as identification and who did not take an oath.

  
Notary Public  
Printed Name: Robin D. Falkenburg  
Commission No.: DD 383653  
My Commission expires: 2/26/09



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