

NO6 000010620

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

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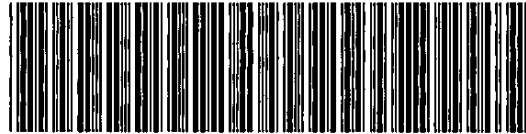
(Business Entity Name)

(Document Number)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

T. Burch OCT 11 2006

COVER LETTER

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

SUBJECT: WELLINGTON SQUARE 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: HARLAN L. PAUL, ESQUIRE
Name (Printed or typed)

142 E. NEW YORK AVENUE
Address

DELAND, FL 32724
City, State & Zip

(386) 734-3020
Daytime Telephone number

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

ARTICLES OF INCORPORATION
OF
WELLINGTON SQUARE HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NONPROFIT CORPORATION

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE ONE

Name

The name of the Corporation is WELLINGTON SQUARE HOMEOWNERS ASSOCIATION, INC.

ARTICLE TWO

Principal Office and Address

The address of the principal office of the corporation is 3405 Timberlane Drive, Deland, Florida 32720, and the mailing address of the corporation is 3405 Timberlane Drive, Deland, Florida 32720.

ARTICLE THREE

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 FOUR

Purpose and Powers of the Association

a. 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. 4-127-96042-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system. "Surface water or stormwater management system(s)" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental

degradation, and water pollution or otherwise affect the quantity and quality of discharges.

b. 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 system.

c. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Restrictions hereinafter called the "Declarations" applicable to the property and recorded or to be recorded in the office of the Clerk, Volusia County, Florida and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

d. Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the property of the Association;

e. 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;

f. Borrow money, and with the assent of two-thirds (2/3) of the members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

g. Dedicate, sell, or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the members, agreeing to such dedication, sale or transfer;

h. Have and exercise any and all powers, rights, and privileges that a corporation organized under the Florida Not for Profit Corporation Act of the State of Florida; by law may now or hereafter have or exercise.

ARTICLE FIVE

Directors

The method of election of the directors of the Corporation is set forth in the bylaws.

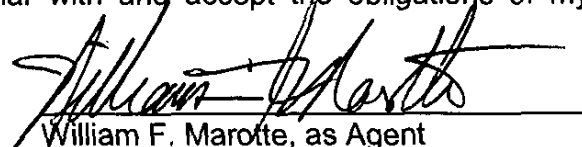
ARTICLE SIX

Registered Office and Agent

The initial registered office of the Corporation shall be located at 3405 Timberlane Drive, Deland, Florida 32720. The initial registered agent of the Corporation at that address shall be William F. Marotte.

Having been named as registered agent and to accept service of process for the above-named corporation at the place designated in this certificate, 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 relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Dated: October 4 2006.


William F. Marotte, as Agent

ARTICLE SEVEN

Incorporator

The name and residence address of the incorporator is:

William F. Marotte, 3405 Timberlane Drive, Deland, Florida 32720

ARTICLE EIGHT

Dissolution

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

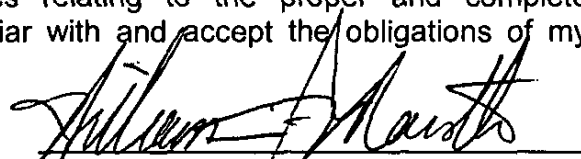
IN WITNESS WHEREOF, I have subscribed my name this 4th day of October, 2006.


WILLIAM F. MAROTTE, INCORPORATOR

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above-named corporation at the place designated in this certificate, 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 relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Dated: October 4, 2006



William F. Marotte, as Agent