

No 7000001830

Florida Department of State
Division of Corporations
Public Access System

Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H07000046104 3)))



H070000461043ABCW

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:
Division of Corporations
Fax Number : (850) 205-0381

From:
Account Name : YOUR CAPITAL CONNECTION, INC.
Account Number : I20000000257
Phone : (850) 224-8870
Fax Number : (850) 224-7047

FILED
07 FEB 20 AM 11:51
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FLORIDA PROFIT/NON PROFIT CORPORATION

San Therese Addition Homeowners Association Inc

Certificate of Status	0
Certified Copy	1
Page Count	06
Estimated Charge	\$78.75

Electronic Filing Menu

Corporate Filing Menu

Help

ca 2/21/07

H07000046104

FILED

07 FEB 20 AM 11:51

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
SAN THERESE ADDITION HOMEOWNERS ASSOCIATION, INC.**

The undersigned, for the purpose of forming a Corporation Not For Profit under Florida Statutes Chapter 617 and Chapter 720, does hereby make and adopt the following Articles of Incorporation:

**ARTICLE I
NAME & ADDRESS**

The name of the corporation shall be: **SAN THERESE ADDITION HOMEOWNERS ASSOCIATION, INC.** (hereinafter the "Association")

The principal place of business of this corporation will be 8979 SW 144th Lane, Gainesville, Florida 32608.

**ARTICLE II
TERM OF EXISTENCE**

The existence of the Association will commence upon filing of these Articles with the Department of State of the State of Florida and shall continue thereafter in perpetuity.

**ARTICLE III
PURPOSE**

The Association shall operate, maintain and manage surface water or stormwater management system(s) in a manner consistent with Suwanee River Water Management District ("District") Permit No. 04-0456 and applicable District rule, and shall assist in the enforcement of the Declaration of Covenants, Conditions and Restrictions which relate to the surface water or stormwater management system(s),

The Association shall levy and collect adequate assessments against the members of the Association for the costs of maintenance and operation of the surface water or stormwater system(s).

The Association is organized for the above purposes and for the purpose of enforcing the Declaration of Covenants, Conditions and Restrictions for, and adopting and promulgating rules and regulations pertaining to the use of the easements and lots in SAN THERESE ADDITION, a Rural Agricultural Subdivision in Alachua County, Florida (hereinafter referred to as "SAN THERESE ADDITION", and which term shall include all units), and for the management, maintenance, operation and care of real and personal property including, but without limitation, all common areas, roads, roadways, culverts, ditches, canals, buffers, retention or detention areas, drainage, and other surface water or stormwater management works, which are owned or controlled by the Association

H07000046104

HO7000046104

or the owners in common, in a manner consistent with the permit issued by the Suwannee River Management District and the operation and maintenance plan attached thereto.

Further and in accordance with the Declarations of Covenants, Conditions and Restrictions for SAN THERESE ADDITION (hereinafter the "Declaration"),

- A. To fix, make and collect assessments;
- B. To borrow money;
- C. To use and expend the proceeds of assessments and borrowings in a manner consistent with the purpose for which this Association is formed;
- D. To purchase and maintain insurance;
- E. To make, amend, impose, and enforce by any lawful means, reasonable rules and regulations of use of any lot, common areas, easements and Association property;
- F. To contract for services with others;
- G. 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 30 days after notice, at the expense of Owner;
- H. 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 MEMBERSHIP

Every person or entity who is, from time to time, the record owner of a lot in SAN THERESE ADDITION, shall be a member of the Association. Membership will be appurtenant to, and may not be separated from the ownership of a lot in SAN THERESE ADDITION. For all Association purposes, each lot shall be entitled to only one vote, regardless of the number of owners.

HO7000046104

ARTICLE V INITIAL CONTROL BY DEVELOPER

Notwithstanding the other provisions contained in these Articles to the contrary, **DREWHIT, LLC**, a Florida limited liability corporation, or its assigns (hereinafter the "DEVELOPER") shall have the control of the Association and its affairs until three (3) months after ninety percent (90%) of the lots within all units of **SAN THERESE ADDITION** have been conveyed to owners, other than developer. 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 VI ASSESSMENTS

The Association shall have the authority to set, collect and expend assessments in accordance with the Declaration. The Owners of each Lot of the **SAN THERESE ADDITION** shall be jointly and severally liable for assessments.

ARTICLE VII SUBSCRIBER

The name and street address of the Subscribers to these Articles of Incorporation are: **DREWHIT, LLC**, 8979 SW 144th Lane, Gainesville, Florida 32608.

ARTICLE VIII BYLAWS AND AMENDMENT OF ARTICLES

The bylaws for this corporation will be adopted and may be amended, as may these Articles of Incorporation, by the Directors or members, consistent with these Articles and the Declaration, by a two-thirds (2/3) majority vote of the Directors or members of the Association. Amendments to Articles or Bylaws which directly or indirectly impact operation and maintenance of the surface water or stormwater management system, including but without limitation, all lakes, ditches, canals, retention or detention areas, drainage, other surface water or stormwater 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 bylaws which do not impact operation or maintenance of the system may be made without authorization of the Suwannee River Water

H07000046104

Management District; however, copies of any such amendments shall be forwarded to the District within 30 days of approval.

ARTICLE IX REGISTERED AGENT AND OFFICE

The address of the initial Registered Office of the Association is 8979 NW 144th Lane, Gainesville, Florida 32608, and the name of its initial Registered Agent at that address is **G. Andrew Williams**.

ARTICLE X INDEMNIFICATION OF OFFICERS AND DIRECTORS

Each person who has served as an officer or director of this corporation shall be indemnified by the corporation against liability and against expenses (including attorney's fees) reasonably incurred by him in connection with any action, suit or proceeding by reason of his being or having been an officer or director of the corporation, except in relation to matters as to which he shall be finally adjudged in such action, suit or proceeding not to have acted in good faith in the reasonable belief that his action or failure to act was in the best interests of the corporation. This right of indemnity shall also inure to the benefit of the person's legal representative or successor. The directors shall have the power to indemnify other employees of the corporation upon the same terms. Each such person, whether officer, director or employee, shall be entitled to the full extent of the indemnification provided pursuant to applicable statutes in the State of Florida for a corporation such as this corporation.

ARTICLE XI DIRECTORS

The maximum number of Directors which this Association is authorized to have is six (6). The minimum number of Directors which this corporation is authorized to have is three (3). The method of election of the Directors of the corporation is set forth in the By-Laws.

ARTICLE XII DISSOLUTION OF ASSOCIATION SURFACE WATER MANAGEMENT SYSTEM

Prior to dissolution of this Association, all property, interest in property, whether real, personal, or mixed, which is directly or indirectly related to the surface water or stormwater management system, including but without limitation, all lakes, ditches, canals, retention or detention areas, drainage, other surface water or stormwater 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, will be dedicated to and accepted for maintenance by the appropriate unit of government or otherwise transferred to and accepted for maintenance by an

H07000046104

H07000046104

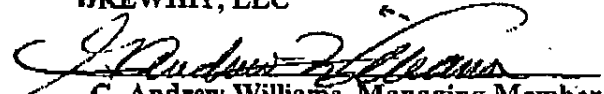
approved entity. Dedication or approval must be authorized by the Suwannee River Water Management District through modification of any and all permits or authorizations issued by the Suwannee River Water Management District. Such modification shall be made under the lawfully adopted rules of the Suwannee River Water Management District in effect at the time of application for such modification.

ARTICLE XIII CONFLICTS

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

IN WITNESS WHEREOF, the undersigned has signed those Articles of Incorporation on the 19 day of February, 2007.

DREWHIT, LLC


G. Andrew Williams, Managing Member

STATE OF FLORIDA
COUNTY OF ALACHUA

SWORN TO, SUBSCRIBED and ACKNOWLEDGED before me this 19 day of February, 2007 by G. Andrew Williams, Managing Member of DREWHIT, LLC, a Florida limited liability corporation, who is ☐ personally known to me or who has ☐ produced their Florida Drivers' License as identification.

My commission expires:

NOTARY PUBLIC-STATE OF FLORIDA
Sharron D. Rutherford
Commission # DD610224
Expires: NOV. 15, 2010
BONDED THRU ATLANTIC BONDING CO., INC.


NOTARY PUBLIC, State of Florida

H07000046104

FEB. 20. 2007 3:32PM

CAPITAL CONNECTION

NO. 5820 P. 7

H07000046104

FILED

07 FEB 20 AM 11:51

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ACCEPTANCE OF REGISTERED AGENT

The undersigned hereby accepts appointment as Registered Agent of **SAN THERESE ADDITION HOMEOWNERS ASSOCIATION, INC.**, which is contained in the foregoing Articles of Incorporation.

Dated this 19 day of February, 2005.


G. Andrew Williams, Registered Agent

H07000046104