

No 7000003898

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

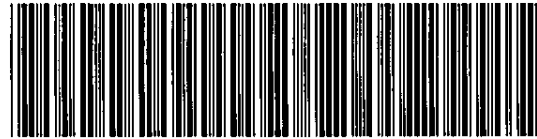
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Certified Copies _____ Certificates of Status _____

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RECEIVED
07 APR 17 AM 11:42
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

FILED
2007 APR 17 AM 9:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ATTORNEYS' TITLE

Requestor's Name

1965 Capital Circle NE, Suite A

Address

Tallahassee, FL 32308

850-222-2785

City/St/Zip

Phone #

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1- SPRING HILL DOCK ASSOCIATION, INC.

2-

3-

4-

☒ Walk-in

☐ Pick-up time ASAP

☒ Certified

☐ Mail-out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS

<input type="checkbox"/>	Profit
<input checked="" type="checkbox"/>	Non-Profit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS

<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS

<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/QUALIFICATION

<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Examiner's Initials

ARTICLES OF INCORPORATION
OF
SPRING HILL DOCK ASSOCIATION, INC.,
a Florida not-for-profit corporation

FILED
2007 APR 17 AM 9:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator by these Articles in order to form a corporation not for profit pursuant to the laws of the State of Florida, hereby adopts the following Articles of Incorporation.

ARTICLE ONE
DEFINITIONS

These Articles of Incorporation are herein referred to as the "Articles" and the Bylaws of the Association are herein referred to as the "Bylaws". Unless defined in these Articles all terms used in these Articles shall have the same meanings as used in the Bylaws of the corporation.

ARTICLE TWO
NAME

The name and address of the corporation shall be **Spring Hill Dock Association, Inc.**, (herein referred to as the "Association"), of 99 Sheridan Lane, Jensen Beach, FL 34957.

ARTICLE THREE
PURPOSE

The purposes for which the Association is organized are as follows:

- A. To operate as a corporation not-for-profit pursuant to Chapter 617, Florida Statutes.
- B. To administer, enforce and carry out the terms and provisions of these Articles, the Bylaws and any Rules and Regulations as same may be amended or supplemented from time to time.
- C. To manage the Common Area.

ARTICLE FOUR

POWERS

The powers of the Association shall include and be governed by the following:

- A. **General.** The Association shall have all of the common-law and statutory powers of a corporation not for profit under the laws of Florida, specifically, Chapter 617, Florida Statutes, which are not in conflict with the terms of these Articles, the Declaration or the Bylaws.
- B. **The Act.** All mandatory provisions of the "Act", as amended from time to time, are incorporated herein by this reference thereto. All mandatory provisions of the Act shall govern and control all conflicting provisions of the Articles or Bylaws.
- C. **Enumeration.** The Association shall have all of the powers reasonably necessary to carry out its functions as set forth in the Development Documents, in accordance with the Act and as more particularly described in the Bylaws and these Articles, as they may be amended from time to time, including but not limited to the following:
 - 1. To sue and be sued and appear and defend in all actions and proceedings in its corporate name to the same extent as a natural person.
 - 2. To enter into, make, establish, amend and enforce, rules, regulations, Bylaws, covenants, restrictions and agreements to carry out the purposes of the Association.
 - 3. To make and collect Assessments from Members to defray the costs, expenses, reserves and losses incurred or to be incurred by the Association and to use the proceeds thereof in the exercise of the Association's powers and duties.
 - 4. To own, purchase, sell, convey, mortgage, lease, administer, manage, operate, trade, maintain, improve, repair and/or replace real and personal property.
 - 5. To hold funds for the exclusive benefit of the Members of the Association as set forth in these Articles and as provided in the Association Documents.
 - 6. To purchase insurance upon the Common Area, including improvements thereon, under the jurisdiction of the Association and for the protection of the Association, its officers, directors and Members, and such other parties as the Association may determine to be in the best interests of the Association.

7. To operate, maintain, repair, replace, reconstruct, add to and improve the Common Area as may be determined by the Board from time to time and any other property acquired or leased by the Association.
8. To honor and perform under all contracts and agreements entered between third parties and the Association.
9. To provide for private security, fire safety and protection, and similar functions and services for the Common Area as the Board in its discretion determines necessary or appropriate.
10. To provide, purchase, acquire, replace, improve, maintain and/or repair such buildings, structures, landscaping, water and electric systems related to the Common Area as the Board in its discretion determines necessary or appropriate.
11. To employ personnel necessary to perform the obligations, services and duties required of or to be performed by the Association and/or to contract with others for the performance of such obligations, services and/or duties and to pay the cost thereof in accordance with whatever contractual arrangement the Board shall enter.
12. To make, establish and enforce reasonable Rules and Regulations pertaining to the use of the Common Area.
13. To enforce by legal means the provisions of these Articles, the Bylaws, and the Rules and Regulations.
14. To borrow money, and to mortgage the Common Area for their improvement (including the repair, maintenance and expansion thereof).
15. To select depositories for funds and accounts to be maintained by the Association.
16. To appoint such committees as the Board may deem appropriate in order to fulfill certain delegable duties of the Board.
17. To adopt, alter, amend and repeal the Bylaws as may be desirable or necessary for the proper management of the Association, in accordance with the procedures set forth in the Bylaws.
18. To pay all taxes and assessments levied against the Common Area.
19. To provide any supplemental municipal or utilities services as appropriate or necessary.

- 20. To establish and maintain, in the Board's sole discretion, a reserve fund for capital improvements, repairs and replacements.
- 21. To appoint persons who shall sign all checks and drafts on behalf of the Board.
- 22. To exercise all other authority granted to it under the terms of the Association Documents.
- 23. To suspend the voting rights of a Member for any period during which a violation of any provision of the Association Documents should continue, such as but not limited to, any period during which Assessments remains unpaid by a Member.
- 24. To adopt and amend Budgets.
- 25. To grant easements over the Common Area.
- D. **Association Property.** All funds and titles to all properties acquired by the Association and their proceeds shall be held for the benefit and use of the Members in accordance with the provisions of these Articles and the Bylaws.
- E. **Limitation.** The powers of the Association shall be subject to, and shall be exercised in accordance with, the provisions hereof and of the Bylaws.

ARTICLE FIVE

MEMBERS

- A. **Membership.** The membership of the Association shall be as established in the Bylaws.
- B. **Voting.** The voting rights of the Members shall be as established in the Bylaws.

ARTICLE SIX

THE BOARD

- A. **Board.** The Association shall be managed by the Board which shall be elected, as set forth in the Bylaws.
- B. **Board Exercises Powers of The Association.** All of the duties and powers of the Association existing under the Act, these Articles and the Bylaws shall be exercised exclusively by the Board, its agents, contractors or employees, subject to approval by the Members only when specifically required.

- C. **Initial Board Members.** The names and addresses of the Board members who shall hold office until their successors are elected or appointed, or until removed, are as follows:

Harold F. Martek
99 Sheridan Lane
Jensen Beach, FL 34957

Raymond Glancy
5282 SW Bimini Circle North
Palm City, FL 34990

Donald M. Glancy
1319 SW Dyer Point Road
Palm City, FL 34990

ARTICLE SEVEN BYLAWS

The initial Bylaws shall be adopted by the Board, and may be altered, amended or rescinded in the manner provided by the Bylaws.

ARTICLE EIGHT AMENDMENTS

Amendments to these Articles shall be proposed and adopted in the following manner:

- A. **Initiation.** A resolution to amend these Articles may be proposed by a majority of the Board or by Members holding not less than twenty five percent (25%) of the votes of the entire membership of the Association.
- B. **Notice.** Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.
- C. **Adoption of Amendments.**
1. A resolution for the adoption of the proposed amendment shall be adopted by Members having not less than seventy five percent (75%) of the votes of the entire membership of the Association.
 2. Upon the approval of an amendment to these Articles, Articles of Amendment shall be executed and delivered to the Department of State as provided by law, and a copy certified by the Department of State shall be

recorded in the public records of St. Lucie County, Florida, as an amendment to the Articles.

ARTICLE NINE
TERM

The Association shall have perpetual existence unless dissolved in accordance with Florida law or in accordance with the terms of the Association Documents.

ARTICLE TEN
INCORPORATOR

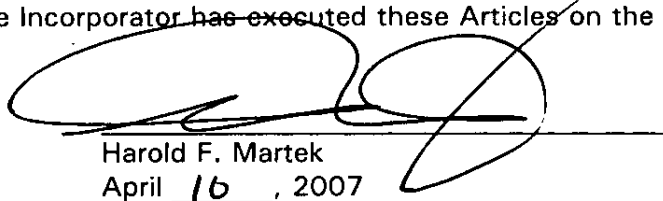
The name and street address of the Incorporator is:

Harold F. Martek
99 Sheridan Lane
Jensen Beach, FL 34957

ARTICLE ELEVEN
INITIAL REGISTERED OFFICE ADDRESS
AND NAME OF INITIAL REGISTERED AGENT

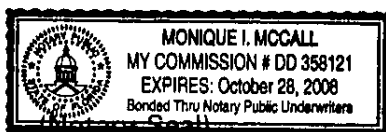
The street address of the initial registered office of the Association is 99 Sheridan Lane, Jensen Beach, FL 34957. The initial Registered Agent of the Association at that address is Harold F. Martek.

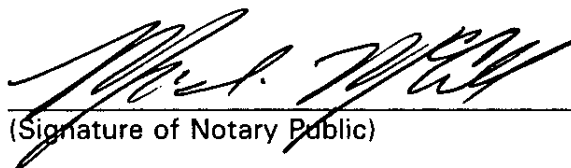
IN WITNESS WHEREOF, the Incorporator has executed these Articles on the date set forth below.


Harold F. Martek
April 16, 2007

STATE OF FLORIDA
COUNTY OF MARTIN

Subscribed and acknowledged before me on April 10, 2007 by Harold F. Martek who is personally known to me and who did not take an oath.




(Signature of Notary Public)

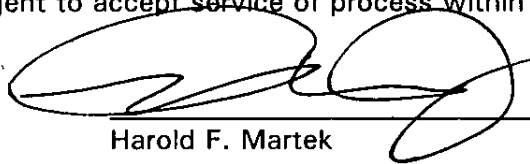
Monique I. McCall

(Print, type, or stamp commissioned name of Notary Public)

**CERTIFICATE DESIGNATING REGISTERED AGENT FOR
THE SERVICE OF PROCESS WITHIN THIS STATE**

Pursuant to Chapter 48, Florida Statutes, the following is submitted in compliance with said Act:

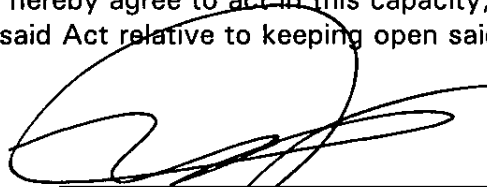
Spring Hill Dock Association, Inc., desiring to organize as a not-for-profit corporation under the laws of the State of Florida with its registered office at 99 Sheridan Lane, Jensen Beach, FL 34957 hereby designates Harold F. Martek, located at the above registered office, as its Registered Agent to accept service of process within this state.



Harold F. Martek
Incorporator
April 10, 2007

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated corporation, at place designated in this Certificate, I hereby agree to act in this capacity, and further agree to comply with the provisions of said Act relative to keeping open said office.



Harold F. Martek.
Registered Agent
April 10, 2007

F:\E\ASSOC\SPRING HILL DOCK\06-065\ARTICLES OF INCORPORATION-02D
revised 4\6\07

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2007 APR 17 AM 9:49
SECRETARY OF STATE
TALLAHASSEE, FLORIDA