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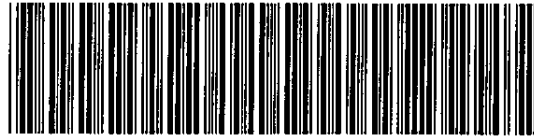
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2007 JUL -2 AM 8:43

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

207-26568

T. Hampton JUL - 3- 2007

Mark E. Parsons

ATTORNEY AT LAW

TELEPHONE (904) 826-3445

FAX (904) 826-1733

June 13, 2007

Florida Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

Re: BIG PINE VILLAGE HOMEOWNERS ASSOCIATION, INC.

Dear Sir or Madam:

Enclosed are the Articles of Incorporation and Designation and Acceptance of Registered Agent regarding the above-named corporation. I am also enclosing the requisite fee for filing these Documents.

I would appreciate it if you would return a certified copy of the Documents to my office.

Please feel free to contact me if you have any questions with regard to this matter.

Sincerely,



Mark E. Parsons

MEP/pm
Enclosures



FLORIDA DEPARTMENT OF STATE
Division of Corporations

RECEIVED

07 JUN 22 AM 11:52

DEPARTMENT OF
DIVISION OF CORPORATIONS
TALLAHASSEE

June 15, 2007

MARK E PARSONS, ATTORNEY
1201 ARAPAHO AVE
STE B
ST ST AUGUSTINE, FL 32084

SUBJECT: BIG PINE VILLAGE HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W07000028568

We have received your document for BIG PINE VILLAGE HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Florida law requires the street address of the principal office and, if different the mailing address of the entity. A post office box is not acceptable for the principal office.

Please list the address for the incorporator in article V.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6855.

Tammy Hampton
Document Specialist
New Filing Section

Letter Number: 907A00040288



FLORIDA DEPARTMENT OF STATE
Division of Corporations

June 22, 2007

MARK E PARSONS, ATTORNEY
1201 ARAPAHO AVE
STE B
ST ST AUGUSTINE, FL 32084

SUBJECT: BIG PINE VILLAGE HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W07000028568

DEPT. OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

RECEIVED
07 JUL - 2 AM 7:24

We have received your document for BIG PINE VILLAGE HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

You failed to make the correction(s) requested in our previous letter.

Florida law requires the street address of the principal office and, if different, the mailing address of the entity. A post office box is not acceptable for the principal office.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6855.

Tammy Hampton
Document Specialist
New Filing Section

Letter Number: 307A00041330

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.
office:
mailing address of the entity. A post office box is not acceptable for the principal office.
Florida law requires the street address of the principal office and, if different, the

Thank you

**ARTICLES OF INCORPORATION
OF BIG PINE VILLAGE HOMEOWNERS ASSOCIATION, INC.**

The undersigned, for the purpose of forming a corporation not for profit under the laws of Florida, adopts the following Articles of Incorporation pursuant to Chapters 720 and 617, Florida Statutes:

ARTICLE I

Name

Section 1.1 Name. The name of this corporation shall be Big Pine Village Homeowners Association, Inc.

ARTICLE II

Principal Office and Mailing Address

Section 2.1 Principal Office and Mailing Address. The principal office and mailing address of this corporation shall be 2309 Plantation Lake Drive, St. Augustine, FL 32084.

ARTICLE III

Members

Section 3.1 Members. This corporation shall have members. The qualifications for, manner of admission of, and voting and other rights of member shall be set forth in the bylaws of the corporation and the Declaration (as hereinafter defined).

ARTICLE IV

Initial Registered Agent and Office

Article 4.1 Initial Registered Agent and Office. The address of the initial registered office of this corporation is: 1201 Arapaho Avenue, Suite B, St. Augustine, Florida 32054, and the initial registered agent at that office is Mark E. Parsons, Esquire.

ARTICLE V

Incorporator

Section 5.1 Incorporator. The name and street address of the incorporator of this corporation is, Moreau P. Estes, V., 2309 Plantation Lake Drive, St. Augustine, FL 32084.

ARTICLE VI

Duration

Section 6.1 Duration. This corporation shall exist perpetually. Corporate existence shall commence on the date these Articles are executed, except that if they are not filed by the Department of State of the State of Florida within five days, exclusive of legal holidays, and they are executed, corporate existence shall commence upon filing by the Department of State.

FILED
2017 JUL -2 AM 8:43
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE VII
Purpose and Powers of the Association

Section 7.1 Purpose and Powers of the Association. This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for the maintenance, operation, and management of the surface and stormwater facilities and structures pursuant to the permit number 42-109-106961-1, issued by the St. Johns River Water Management District, and Common Areas if applicable, all in accordance with the terms of the Declaration of Covenants and Restrictions by the Big Pine Village Homeowners Association, Inc., for Operation and Maintenance of Surface Water and Stormwater Management System for the Big Pine Village Subdivision and brought within the jurisdiction of this Association (hereinafter referred to as the "Property") and for these purposes shall have the power to:

(a) 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 Covenants and Restrictions By the Big Pine Village Homeowners Association, Inc., for Operation and Maintenance of Surface Water and Stormwater Management System for Access Road (hereinafter called the "Declaration"), applicable to the Property and recorded or to be recorded in the public records of St. Johns 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;

(b) 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 Association or property of the Association;

(c) 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;

(d) 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;

(e) Dedicate, sell or transfer all or any part of the Common Area, if applicable, 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;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional property other than those properties described in the Declaration, and Common Area, as applicable, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the members;

(g) Operate, maintain and manage the surface water and stormwater management

system(s) in a manner consistent with the St. Johns River Water Management District, Permit No. 42-109-106961-1 requirements and applicable District rules, and shall assist in the enforcement of the provisions of the Declaration which relate to the surface water or stormwater management system.

(h) Levy and collect adequate assessments against members of the Association for the costs of maintenance, operation and management of the surface water and stormwater management system(s) and Common Areas, if applicable. The assessments shall be used for the maintenance, operation, repair and management of the surface water or stormwater management systems, including structures and drainage easements, and Common Areas, if applicable.

(i) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Laws of the State of Florida by law may now or hereafter have or exercise.

ARTICLE VIII

Directors

Section 8.1 Number. This corporation shall have three (3) directors initially. The number of directors may be increased or diminished from time to time as provided in the bylaws, but shall never be less than three (3). Directors shall be elected in the manner provided in the corporation's bylaws or the Declaration.

Section 8.2 Initial Directors. The names and addresses of the initial directors of the corporation are:

1. Linda B. de Grande
2. Moreau P. Estes V
3. Darin L. Moore

Section 8.3 Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

ARTICLE IX

Bylaws

Section 9.1 Bylaws. The initial bylaws of this corporation shall be adopted by the directors. Bylaws shall be adopted, altered, amended or repealed from time to time by the Board of Directors.

ARTICLE X

Dissolution

Section 10.1 Dissolution Process. The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the members. Upon dissolution

of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is not accepted, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes. This procedure of dissolution shall be subject to Sections 617.1402 and 617.1406 of the Florida Statutes as presently enacted or hereinafter amended, and such other applicable statutes.

Section 10.2 Surface and Stormwater Management. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation, maintenance and management of the surface water and stormwater management system and Common Areas, if applicable, must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., as may be amended from time to time, and be approved by the St. Johns Water Management District prior to such termination, dissolution or liquidation.

ARTICLE XI **Indemnification**

Section 11.1 Indemnification. Every Director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed upon him in connection with any proceeding 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 Association, whether or not he is a Director or officer at the time such expenses are incurred, except in such cases where the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that in the event any claim for reimbursement or indemnification hereunder is based upon a settlement by the Director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests of the Association. 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 **Amendments**

Section 12.1 Amendments. Amendment of these Articles may be proposed by the Board of Directors and adoption of any such amendment shall require the assent of seventy-five percent (75%) of the entire membership.

IN WITNESS WHEREOF, the Incorporator has executed these Articles of Incorporation the 17 day of June, 2007.

INCORPORATOR:

By: 

Moreau P. Estes V

**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

In compliance with Sections 408.091, 607.0501 and 607.0505, Florida Statutes, the following is submitted:

Big Pine Village Homeowners Association, Inc., desiring to organize or qualify under the laws of the State of Florida hereby designates Mark E. Parsons, Esquire as its registered agent to accept service of process within the State of Florida and the address of its registered office shall be 1201 Arapaho, Suite B, St. Augustine, Florida 32084.

Having been named as registered agent and to accept service of process for the above-stated 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 this 17th day of June, 2007

By: 
Mark E. Parsons, Esquire