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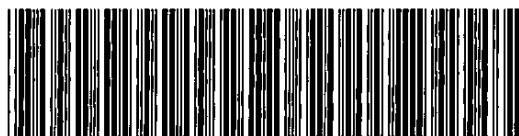
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

20-58-6
26

COVER LETTER

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

SUBJECT: GRANT LAKE SANCTUARY 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: EDWARD C. TIETIG
Name (Printed or typed)

1326 MALABAR RD SE STE 1
Address

PALM BAY, FL 32907
City, State & Zip

321 723 3163
Daytime Telephone number

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

September 20, 2007 (12:28pm)

**ARTICLES OF INCORPORATION
of
GRANT LAKE SANCTUARY HOMEOWNERS ASSOCIATION, INC.
a Florida not-for-profit Corporation**

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2007 SEP 24 P 2:58
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Comes Now the signatories set forth below and pursuant to Chapter 617, F. S.; and, especially, Chapter 617.301 et seq, file these Articles of Incorporation and provide:

1. The name of the corporation is Grant Lake Sanctuary Homeowners Association, Inc., a Florida not-for-profit corporation.
2. The street address of the initial principal office and the mailing address is: 1326 Malabar Rd. S.E. Suite 1, Palm Bay, FL 32907.
3. The purpose for which the corporation is organized is to provide for the management, maintenance and other incidents of ownership and control of the common areas, Tracts A and B, as contained in the plat of Grant Lake Sanctuary, as recorded in the Public Records of Brevard County, Florida. Said common areas shall include but shall not be limited to: all areas of the central lake; all areas of the shoreline lying below the then existing water mark of said lake; the boat ramp and any permanent sign and/or landscape area; and the wetlands nature area designated as such on the southeast portion of said property. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the Stormwater Management System.

The Association does not contemplate pecuniary gain or profit to its members. The Association is formed to provide for the improvement, maintenance, preservation and architectural control of the Property and to promote the recreation, health, safety and welfare of the Owners. The Association may, unless otherwise provided by law:

September 20, 2007 (12:28pm)

(a) exercise all the powers and privileges and perform all the duties and obligations of the Association as set forth in the Declaration, as it may be amended from time to time, applicable to the Property;

(b) affix, levy, collect and enforce payment by any lawful means of all liens, charges, fines or assessments under the terms of the Declaration and the Bylaws, pay all expenses in connection therewith and pay 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, and including expenses for the maintenance, operation, and repair of the surface water or stormwater management system or any common area or property owned by the Association and to discharge any duty or obligation under any governmental permit;

(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 mortgage, pledge, convey by deed of 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 Property to any municipality, public agency, authority or utility for the purpose of providing and maintaining utility or cable service to the Property;

September 20, 2007 (12:28pm)

(f) merge or consolidate with other nonprofit corporations organized for the same or substantially similar purposes as the Association, provided that any such merger or consolidation shall have the assent of sixty-seven percent (67%) of the members;

(g) annex additional property and Common Property provided that any such annexation shall be in accordance with the terms of the Declaration;

(h) waive minor violations (as determined by the Board of Directors) of any one or more of the provisions of the Declaration;

(i) shall operate, maintain and manage the surface water or stormwater management system(s) or other Association facilities or subdivision improvements in a manner consistent with the St. Johns River Water Management District permit requirements and applicable District rules, or other governmental permits or laws and regulations and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system or any other governmental permit or approval;

(j) 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;

(k) may suspend for a reasonable period of time, the rights of tenants, guests or invitees to use common areas and facilities;

(l) establish rules and regulations governing the hours and use of the Lake, including the right to establish rules regulating the type of watercraft

September 20, 2007 (12:28pm)

which may use the Lake;

(m) may levy reasonable fines against any member, tenant, guest or invitee, and a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, and such fine may exceed \$1,000.00 in aggregate; and

(n) have and exercise any and all powers, rights and privileges that a corporation organized under the laws of Florida applicable to corporations not for profit may now or hereafter have or exercise.

4. 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.
5. 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. 4-009-16316-6 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.
6. 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 and other maintenance costs.
7. The corporation shall possess all powers granted by Chapter 617, Florida Statutes
8. The directors will be elected annually on the first Friday in December of each year.

September 20, 2007 (12:28pm)

Persons eligible to vote for said election (Members) shall be the owners of each of the 25 lots in said subdivision so that there shall be a total of 25 votes. Any Member who owns 2 or more lots shall have one vote for each lot owned. If a lot is owned by more than 1 person, then each person shall be a Member and their one vote shall be divided equally between them. The number of directors shall be provided for in the By-Laws but cannot be less than 3.

9. The corporation's initial registered office shall be 1326 Malabar Rd. S.E. Suite 1, Palm Bay, FL 32907.

10. The initial registered agent of the corporation is Edward C. Tietig, whose address is 1326 Malabar Rd. S.E. Suite 1, Palm Bay, FL 32907, and who has indicated his acceptance of said appointment of registered agent as required by Section 617.0501 by signing the acceptance attached hereto.

11. The names and addresses of each incorporator is:

Edward C. Tietig
1326 Malabar Rd. S.E. Suite 1
Palm Bay, FL 32907

Kris V. Tietig
1326 Malabar Rd. S.E. Suite 1
Palm Bay, FL 32907

12. The names and addresses of the individuals who are to serve as the initial directors are:

Edward C. Tietig
1326 Malabar Rd S.E.
Suite 1
Palm Bay, FL 32907

Judy K. Fox
1326 Malabar Rd. S.E.
Suite 1
Palm Bay, FL 32907

Kris V. Tietig
1326 Malabar Rd. S.E.
Suite 4
Palm Bay, FL 32907

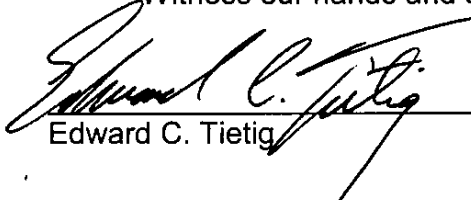
13. There shall be no stock in this corporation nor shall any membership certificates be issued. The eligibility for membership in this corporation shall be determined by the lot ownership as set forth in the Public Records of Brevard County, Florida and no

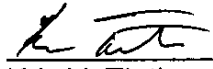
September 20, 2007 (12:28pm)

transfer of membership shall be effective until there has been filed with the Secretary of the corporation, a certified copy of a recorded deed showing that title has been transferred from the then lot owner to the new owner/owners who wish their new membership to be recognized.

14. The business of the corporation shall be conducted by the officers and directors of the corporation as is particularly set forth in the Bylaws. Said officers and directors shall be vested of all the powers given to them under Chapter 617 F.S.
15. The transition of control percentage as set forth in Chapter 617.307(b) shall be 90%.
16. In the event of termination, dissolution or final liquidation of the Association, the responsibility of 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 in writing by St. Johns River Water Management District prior to such termination, dissolution or liquidation.
17. All matters not provided herein shall be treated as provided in the By-Laws.

Witness our hands and seals, this 20th day of September, A.D. 2007.


Edward C. Tietig


Kris V. Tietig

September 20, 2007 (12:28pm)

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

Edward C. Tietig
Edward C. Tietig, Registered Agent

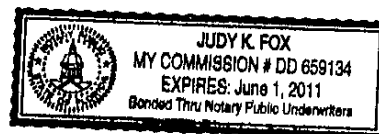
9/20/07
Date

State of Florida
County of Brevard

I hereby certify that on this date before me, personally appeared Edward C. Tietig and Kris V. Tietig to me personally known to be the persons described in and who executed the foregoing instrument and they acknowledged before that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 20 day of Sept, A.D. 2007.

Judy K. Fox
Notary Public, State of Florida



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2007 SEP 24 P 2:58

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TALLAHASSEE, FLORIDA