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TALLAHASSEE, FLORIDA

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LAW OFFICE

DAVID J. HEEKIN, P.A.

8705 PERIMETER PARK BOULEVARD, SUITE 1, JACKSONVILLE, FLORIDA 32216
TEL (904) 998-9733 TOLL (866) 998-9733
FAX (904) 998-9736

November 6, 2007

VIA UPS OVERNIGHT MAIL

Department of State
Division of Corporations
409 East Gaines Street
Tallahassee, Florida 32399

Re: DEERWOOD NORTH OFFICE CONDOMINIUM ASSOCIATION, INC.

Ladies and Gentlemen:

Enclosed please find for filing an original copy of the Articles of Incorporation of the above-referenced corporation.

Also enclosed is a check in the amount of \$70.00 to cover the following filing fees:

Filing Fee	\$35.00
Designation of Registered Agent	<u>\$35.00</u>
Total	\$70.00

If you have any questions concerning this filing, please feel free to call my office. Thank you very much for your assistance in this matter.

Yours truly,



David J. Heekin, Esq.

Enclosures

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
DEERWOOD NORTH OFFICE CONDOMINIUM 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.

ARTICLE I

NAME AND ADDRESS

Section 1.1 Name. The name of the corporation is Deerwood North Office Condominium Association, Inc.

Section 1.2 Address. The principal office and mailing address of the corporation shall be 8131 Baymeadows Circle West, Suite 204, Jacksonville, Florida 32256.

ARTICLE II

PURPOSE; DURATION

Section 2.1 Purpose. The purpose of this corporation is to operate the office condominium known as Deerwood North Office Condominium (the "Condominium") located at Jacksonville, Duval County, Florida, in accordance with the Declaration of Condominium of Deerwood North Office Condominium (the "Declaration," which shall include the original recorded Declaration and all modifications or supplements thereto), the Florida Condominium Act (Chapter 718, Florida Statutes and any successor or replacement thereof, however numbered or named) and the various administrative rules and court decisions implementing or interpreting that Act which are in force as of the date of the event or occurrence that gives rise to their application (which rules and decisions, along with the Condominium Act itself, are collectively referred to herein as the "Condominium Laws"). To the extent these Articles of Incorporation conflict with or are silent on a point covered by the Declaration or the Condominium Laws, the terms of the Condominium Laws and then the Declaration (in that order of priority) shall control.

Section 2.2 Duration. This corporation shall exist perpetually. Corporate existence shall commence on the date these Articles are filed by the Department of State of Florida.

Section 2.3 Surface Water and Stormwater Management System. The Association's responsibility shall include, without limitation, the obligation to maintain, operate and repair the Surface Water or Stormwater Management System, as such term is hereinafter defined, in accordance with all permit conditions, statutes, rules, and regulations enforceable by any governmental authority having jurisdiction including, without limitation, the St. Johns River Water Management District, the Florida Department of Environmental Regulation, and the United States Army Corp of Engineers. For purposes of these Articles, the term "Surface Water or Stormwater Management System" shall mean and refer to 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 from the system, as permitted pursuant to chapters 40C-4, 40C-40, or 40C-42, Florida Administrative Code. Maintenance of the Surface Water or Stormwater Management System shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted by the St. Johns River Water Management District. Any repair or reconstruction of the Surface Water or Stormwater Management System shall be as permitted, or if modified, as approved by the St. Johns River Water Management District. The St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to maintenance, operation and repair of the Surface Water or Stormwater Management System.

ARTICLE III

MEMBERSHIP

Section 3.1 **Qualification of Members.** The members (or "owners") of this corporation shall be the owners of the office units (the "Units") in the Condominium, with one membership interest for every Unit owned.

Section 3.2 **Restrictions on Transfer of Membership.** The ownership of each member's interest in this corporation shall pass with title to the Unit to which it relates, and may not be separately transferred or encumbered. There are substantial restrictions on the sale or transfer of the Units contained in the Declaration, to which reference is made for a complete statement of those restrictions.

ARTICLE IV

INITIAL REGISTERED OFFICE AND AGENT

Section 4.1 **Name and Address.** The street address of the initial registered office of this corporation is 8131 Baymeadows Circle West, Suite 204, Jacksonville, Florida 32256., and the name of the initial registered agent of this corporation at that address is Andre Bahri.

Section 4.2 **Acceptance by Registered Agent.** By executing these Articles as incorporator, the registered agent hereby accepts his appointment and agrees to act in this capacity and to comply with the provisions of the Florida Statutes governing same.

ARTICLE V

DIRECTORS AND OFFICERS

Section 5.1 **Number of Directors.** This corporation shall have three (3) directors initially. Once the developer of the Condominium has transferred control of the corporation to the Unit owners other than the developer, the number of directors may be increased or decreased by the owners, subject to any restrictions contained in Chapter 617, Florida Statutes or the Condominium Laws. The directors shall be elected as provided in the bylaws of this corporation.

Section 5.2 **Initial Directors.** The name and street address of the member of the first board of directors of the corporation is:

<u>Name</u>	<u>Address</u>
Andre El Bahri	8131 Baymeadows Circle West Suite 204 Jacksonville Beach, Florida 32256
Georges El Bahri	8131 Baymeadows Circle West Suite 204 Jacksonville Beach, Florida 32256
Nabil Bahri	8131 Baymeadows Circle West Suite 204 Jacksonville Beach, Florida 32256

Section 5.3 **Initial Officers.** The officers of the corporation who shall hold office until their successors are elected pursuant to these Articles of Incorporation and the Bylaws, and have qualified, shall be the following:

President:	Nabil Bahri
Secretary:	Andre Bahri
Treasurer:	Andre Bahri

Section 5.4 **Compensation.** Unless expressly provided by majority vote of the owners of this corporation, neither the board of directors nor the officers of the corporation shall receive any compensation for their services as such.

Section 5.5 **Indemnification.** The corporation shall indemnify its directors and officers to the fullest extent permitted by law.

ARTICLE VI

BYLAWS

Section 6.1 **Bylaws.** The initial bylaws of this corporation shall be adopted by the board of directors. Bylaws shall be adopted, altered, amended or repealed from time to time by either the owners or the board of directors as specified in the Declaration or the Condominium Laws, but the board of directors shall not alter, amend or repeal any bylaw adopted by the owners if the owners specifically provide that such bylaw is not subject to amendment or repeal by the board of directors.

ARTICLE VII
INCORPORATOR

Section 7.1 **Name and Address.** The name and street address of the incorporator of this corporation are:

<u>Name</u>	<u>Address</u>
Andre El Bahri	8131 Baymeadows Circle West Suite 204 Jacksonville Beach, Florida 32256

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation as the incorporator and initial registered agent of the corporation this 31st day of October, 2007.


Andre El Bahri

07 NOV - 7 AM 10:18
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 31st day of October, 2007 by Andre Bahri, who is personally known to me ~~or has produced his Florida driver's license as proof of identification.~~

