

NO7000011879

Please send Certified  
Copy to:

Detty S. Koon  
P.O. Box 93  
St White, FL 32038

☐ PICK-UP ☐ WAIT ☐ MAIL

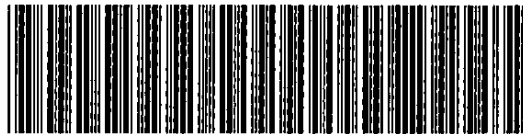
\_\_\_\_\_  
(Business Entity Name)

\_\_\_\_\_  
(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



400113022924

12/12/07--01008--006 \*\*78.75

FILED

2007 DEC 12 P 1:36

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

D WHITE DEC 12 2007

**FILED**

2001 DEC 12 P 1:36

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
FOX BOROUGH HOME OWNERS, INC.**

(a non-profit corporation)

The undersigned, desiring to form a corporation not for profit under the laws of the State of Florida, hereby adopts the following articles of incorporation:

**ARTICLE I - NAME**

The name of the corporation is: **FOX BOROUGH HOME OWNERS, INC.**

**ARTICLE II - TERM OF EXISTENCE**

The period of the duration of the corporation is perpetual, unless dissolved according to law.

**ARTICLE III - PURPOSE**

The association is organized for the purposes of acquisition and management, maintenance, operation and care of real and personal property, including but without limitation, all roads, parks, common areas, lakes, ditches, canals, retention or detention areas, drainage, other Surface Water and Storm Water Management Systems and preservation or conservation areas, wetlands and wetland mitigation areas which are owned or controlled by the Association or the owners in common:

A. The Association shall levy and collect adequate assessments against the member of the Association for the costs of maintenance and operation of the Surface Water or Storm Water Management System(s).

B. To fix and make assessments and collect the assessment by any lawful means, including foreclosure of any lien filed for such assessment.

C. To borrow money.

D. To use and expend the proceeds of the assessments and borrowings in a manner consistent with the purposes for which this Association is formed and to pay debts and obligations of the Association.

E. Review plans and specifications of proposed improvements to determine whether they comply with the Declaration of Restrictions and Protective Covenants of **FOX BOROUGH SUBDIVISION**.

F. To maintain, repair, replace, operate and care for real and personal property, including but without limitation, all roads, parks, common areas, lakes, ditches, canals, retention or detention areas, drainage, other Surface Water and Storm Water Management Systems and preservation or conservation areas, wetlands and wetland mitigation areas, which are owned or controlled by the association or the owners in common in a manner consistent with the permit issued by the Suwannee River Water Management District and the operation and maintenance plan attached thereto. The Association shall operate, maintain and manage the Surface Water or Storm Water Management System(s) in a manner consistent with Suwannee River Water Management District ("District") Permit No. ERP04-0179M and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the Surface Water or storm Water Management System(s).

G. To make, amend, impose and enforce by any lawful means, reasonable rules and regulations of use of the common areas and Association property.

H. 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 in a timely manner, at the expense of Owner.

I. 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 corporations formed under Chapter 617 of Florida Statutes.

#### **ARTICLE IV - MEMBERSHIP**

Every person or entity who is, from time to time, the record owner of a lot or parcel of land in FOX BOROUGH SUBDIVISION development shall be a Member of the Association. Membership will be appurtenant to, and may not be separated from the ownership.

At any meeting, whether annual or special called meeting, of the Member of Directors, at which a Motion is made concerning the Surface Water or Storm Water Management System(s) a Motion may only be voted upon at a meeting at which the

Suwannee River Water Management District has been given at least 10 days written notice and to which the Suwannee River Water Management District is invested to attend by its representatives.

**ARTICLE V - PRINCIPAL OFFICE, REGISTERED OFFICE AND AGENT**

The initial principal office and registered office of the Association is 440 Koon Hollow Glen, Fort White, Florida. The name of its initial Registered Agent at such address is Betty Koon.

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member or any representative of Suwannee River Water Management District.

**ARTICLE VI - BOARD OF DIRECTORS**

The Association shall have a Board of Directors which shall consist of not less than three (3) nor more than five (5) persons, who shall be elected as provided in the ByLaws. The number of persons constituting the initial Board of Directors of the Association shall consist of three (3) and the names and addresses of the persons who shall serve as initial Directors are:

<u>Name</u>	<u>Street Address</u>
Betty S. Koon	440 Koon Hollow Glen Fort White, Florida 32308
Sharon Koon	440 Koon Hollow Glen Fort White, Florida 32308
William D. Koon, Jr.	440 Koon Hollow Glen Fort White, Florida 32308

**ARTICLE VII - NAME AND ADDRESS OF INCORPORATOR**

The name and address of the incorporator is:

<u>Name</u>	<u>Street Address</u>
Betty S. Koon	440 Koon Hollow Glen Fort White, Florida 32308

**ARTICLE VII - OFFICERS**

The officers of the Association shall be a president, a secretary and a treasurer, and such other offices as the Members may determine. One person may

hold two or more offices.

#### **ARTICLE IX - INITIAL CONTROL BY DEVELOPER**

Notwithstanding the other provisions contained in these articles to the contrary, Betty S. Koon and William D. Koon, Jr., ("Developer") , shall have control of the activities of the Association until the Developer relinquishes that right or ceases to be the owner of 51% of the lots or parcels within the Development. 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 X - ASSESSMENTS**

Assessments to each Member for such Member's proportionate share of the Common Expenses shall be computed, assessed and due as provided in the Declaration. Annual assessments, installments thereon or special assessments not paid by the due date, as established by the Declaration, The power to adopt, alter, amend, or repeal the Bylaws of this corporation shall be vested in the Board of Directors; provided, however, that Bylaws adopted by the Board of Directors may be altered, amended or repealed by the shareholders entitled to vote thereon. New Bylaws may be adopted, altered, amended, or repealed by a vote of the shareholders, and the shareholders may prescribe in any Bylaw made by them that such Bylaw shall not be altered, amended, or repealed by the Board of Directors. The Bylaws may contain any provisions for the regulation and management of the affairs of this corporation not inconsistent with law or these Articles of Incorporation.

#### **ARTICLE XI. MISCELLANEOUS CLAUSES**

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.

#### **ARTICLE XII. AMENDMENT OF ARTICLES OF INCORPORATION**

This corporation reserves the right to amend, alter, change or repeal any provisions contained in these Articles of Incorporation in the manner now or hereafter prescribed by statute, and all rights conferred upon the stockholders herein are subject to this reservation.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles for the uses and purposes therein stated.

Betty S. Koon  
Betty S. Koon

STATE OF FLORIDA  
COUNTY OF Columbia

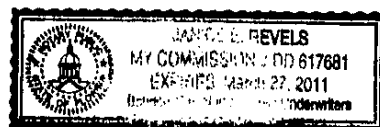
BEFORE ME, the undersigned authority, on this 7<sup>th</sup> day of Dec, 2007, personally appeared Betty S. Koon, who is personally known or produced as identification a \_\_\_\_\_, the person described in and who signed the foregoing Articles of Incorporation, and acknowledged to me that he executed the same freely and voluntarily, for the uses and purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.

Janice Revels

Notary Public

My Commission Expires:

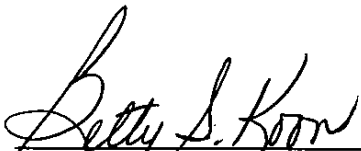


**CERTIFICATE OF DESIGNATION  
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 607.0501, Florida Statutes, the mentioned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida. *32308*

1. The name of the corporation is: **FOX BOROUGH HOME OWNERS, INC.**
2. The name and address of the registered agent and office is: Betty S. Koon, 440 Koon Hollow Glen, Fort White, Florida.

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.



Betty S. Koon  
Registered Agent

Dated: 12/07/07

2007 DEC 12 P 1:36  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**FILED**