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08 JAN 23 PM 1:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

B. McKnight JAN 24 2008

LAW OFFICES OF SCOT B. COPELAND, P.L.

174 EAST BASE STREET
MADISON, FLORIDA 32340

scotcopelandlaw@earthlink.net

TEL: (850) 973-4100

FAX: (850) 973-4194

January 22, 2008

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

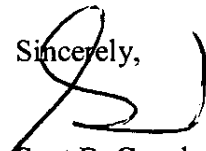
Re: Summerwood Estates North Property Owners' Association, Inc.

Dear Sir or Madam:

Please find enclosed the cover letter, and an original and one copy of the Articles of Incorporation in the above referenced matter. A check for \$78.75 is also enclosed for the filing fee and Certificate of Status. Please return any documents or correspondence to my office.

Should you have any questions regarding this matter, let me know.

Sincerely,



Scot B. Copeland

SBC/gah
Enclosures

COVER LETTER

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

SUBJECT: SUMMERWOOD ESTATES NORTH PROPERTY OWNERS' 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: SCOT B. COPELAND
Name (Printed or typed)

174 EAST BASE STREET
Address

MADISON, FLORIDA 32340
City, State & Zip

850-973-4100
Daytime Telephone number

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

**ARTICLES OF INCORPORATION OF
SUMMERWOOD ESTATES NORTH PROPERTY OWNERS' ASSOCIATION, INC.
(a non-profit corporation)**

The undersigned incorporator to these Articles of Incorporation, a natural person competent to contract, hereby adopts the following Articles of Incorporation and forms a non-profit corporation under the laws of the State of Florida and Chapters 617 and 720, Fla. Stat.

ARTICLE I – NAME AND ADDRESS

The name of this corporation shall be SUMMERWOOD ESTATES NORTH PROPERTY OWNERS' ASSOCIATION, INC., with an initial principal street address and mailing address of 151 S.E. Lakeshore Drive, Madison, Florida 32340.

ARTICLE II – TERM OF EXISTENCE

The corporation shall exist perpetually unless dissolved according to law.

ARTICLE III - PURPOSES

The corporation (sometimes hereinafter referred to as the "Association") is organized as a non-profit corporation under Chapters 617 and 720, Fla. Stat., and not for pecuniary profit. Consistent therewith, 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 and detention areas, drainage systems, other surface water and storm water management systems, preservation and conservation areas, wetlands, and wetland mitigation areas, which are owned or controlled by the Association or the Lot Owners in common. The purposes shall include the following:

a. 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. ERP05-0507 and applicable District rules, and shall assist in the enforcement of the Declaration of Restrictions and Protective Covenants which relate to the surface water or storm water management system(s).

b. The Association shall levy and collect adequate assessments against the members of the Association for the costs of maintenance and operation of the surface water or storm water management system(s).

c. To fix and make assessments against persons and entities owning property in the subdivision associated with the Association, and collect these assessments by lawful means, including foreclosure of any lien for such assessments, together with necessary court costs and reasonable attorney's fees, all as allowed by law.

d. To borrow money.

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TALLAHASSEE, FLORIDA

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

f. To obtain, receive, hold title to, convey, assign, manage, maintain, repair, replace, operate, and care for real and personal property, including but without limitation, all roads, parks, common areas, lakes, ditches, canals, retention and detention areas, drainage systems, other surface water and storm water management systems, preservation and conservation areas, wetlands and wetland mitigation areas, which are owned or controlled by the Association or the Lot Owners in common in a manner consistent with the permit issued by the District.

g. To purchase and maintain insurance.

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

i. To contract for services with others.

j. To do and perform anything required and/or allowed by these Articles, the Bylaws, or the Declaration of Restrictions and Protective Covenants.

k. To do and perform any obligations imposed upon the Association by these Articles, the Bylaws, and the Declaration of Restrictions and Protective Covenants or by any permit or authorization from any unit of local, regional, state, or federal government and to enforce by any legal means the provisions of these Articles, the Bylaws, and the Declaration of Restrictions and Protective Covenants.

l. To facilitate transactions and communications among persons owning property in the subdivision associated with the Association.

m. To exercise all of the powers enumerated in Chapters 617 and 720, Fla. Stat., as they now exist or are subsequently amended or superseded, in order to perform the acts and functions for which the Association was formed.

ARTICLE IV – MEMBERSHIP

Every person or entity who is, from time to time, the record owner of a parcel of land in the subdivision associated with the Association shall be a member of the Association. Membership will be appurtenant to, and may not be separated from, the ownership. Membership and membership rights and obligations shall further be determined as provided in the Bylaws and the Declaration of Restrictions and Protective Covenants.

ARTICLE V – REGISTERED OFFICE AND AGENT

The initial registered office of the corporation shall be at 151 S.E. Lakeshore Drive, Madison, Florida 32340. The initial registered agent of the corporation shall be Henry N. Davis, whose mailing and physical address are 151 S.E. Lakeshore Drive, Madison, Florida 32340.

ARTICLE VI – BOARD OF DIRECTORS

The corporation shall have a Board of Directors, consisting of individual directors, as provided in the Bylaws. The directors shall be elected to the Board, and shall serve in such capacity, in the method and manner set forth in the Bylaws. The names and addresses of the initial directors that shall comprise the initial Board of Directors, who shall serve until successors are qualified and elected, are:

<u>Name</u>	<u>Address</u>
Henry N. Davis	151 S.E. Lakeshore Drive, Madison, FL 32340
Tonja S. Davis	151 S.E. Lakeshore Drive, Madison, FL 32340
J.B. Davis, Jr.	151 S.E. Lakeshore Drive, Madison, FL 32340

ARTICLE VII – OFFICERS

The corporation shall have a President, Vice-President, Treasurer, and Secretary. The corporation may have additional officers as provided in the Bylaws. The officers shall be elected, and shall serve in such capacity, in the method and manner set forth in the Bylaws. The names and addresses of the initial officers, who shall serve until successors are qualified and elected, are:

<u>Name</u>	<u>Address</u>	<u>Title</u>
Henry N. Davis	151 S.E. Lakeshore Drive, Madison, FL 32340	President
Tonja S. Davis	151 S.E. Lakeshore Drive, Madison, FL 32340	Vice-President/Treasurer
J.B. Davis, Jr.	151 S.E. Lakeshore Drive, Madison, FL 32340	Secretary

ARTICLE VIII – INCORPORATOR

The name and address of the incorporator of this corporation are:

<u>Name</u>	<u>Address</u>
Henry N. Davis	151 S.E. Lakeshore Drive, Madison, FL 32340

ARTICLE IX – INITIAL CONTROL BY DEVELOPER

Notwithstanding the other provisions contained in these Articles of Incorporation to the contrary, Summerwood Estates of Madison, LLC, a Florida limited liability company, or its successor(s) in interest (“Developer”), shall have control of the activities and operation of the Association until the Developer relinquishes that right or ceases to be the owner of at least twenty percent (20%) of the Lots within the subdivision associated with the Association, whichever is sooner. The Developer, prior to relinquishing control of the Association or otherwise allowing control to transfer to the Board of Directors of the Association, shall provide at least thirty (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 the transfer is proposed to occur on a specific date.

ARTICLE X – ASSESSMENTS

Assessments to each member for such member’s share of the expenses of the Association shall be determined as provided in the Bylaws and Declaration of Restrictions and Protective Covenants.

ARTICLE XI – BYLAWS

The Bylaws of the corporation shall be those adopted by its Board of Directors. The power to alter, amend, or repeal the Bylaws or adopt new Bylaws shall be set forth in the Bylaws.

ARTICLE XII – DISSOLUTION

Prior to dissolution of this Association, all property, interest in property, whether real, personal, or mixed, which is directly or indirectly related to the surface water and storm water management system(s), including but without limitation, all lakes, ditches, canals, retention and detention areas, drainage, other surface water and storm water management systems, and preservation and conservation areas, wetlands, and wetland mitigation areas, which are owned by the Association or the Lot Owners in common, will be dedicated to and accepted for maintenance by an approved entity. Dedication or approval must be authorized by the Suwannee River Water Management District through modification of any and all permits or authorizations issued by the Suwannee River Water Management District. Such modification shall be made under the lawfully adopted rules of the Suwannee River Water Management District in effect at the time of application for such modification. No part of the income of the corporation shall be distributable to its members, directors, or officers either during the existence of the corporation or upon its dissolution.

ARTICLE XIII – CONFLICT

Should a conflict exist or arise between any of the provisions of these Articles of Incorporation and the provisions of the Bylaws, the provisions of these Articles of Incorporation shall control.

ARTICLE XIV – AMENDMENTS

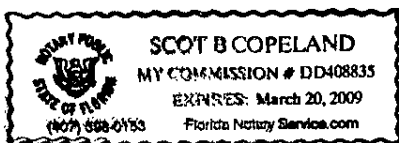
These Articles of Incorporation may be amended as provided in Section 617.1002, Florida Statutes. Amendments to these Articles of Incorporation which directly or indirectly impact operation and maintenance of the surface water and storm water management system(s), including but without limitation, all lakes, ditches, canals, retention and detention areas, drainage, other surface water and storm water management systems, and preservation and conservation areas, wetlands, and wetland mitigation areas which are owned by the Association or the Lot Owners in common, may be made only after approval by the Suwannee River Water Management District. Such approval shall be in the form of a modification to any and all permits issued by the Suwannee River Water Management District under the lawfully adopted rules of the Suwannee River Water Management District in effect at the time of application for such modification. Amendments to these Articles of Incorporation which do not impact operation or maintenance of the system(s) may be made without authorization of the Suwannee River Water Management District; however, copies of any such amendments shall be forwarded to the District within thirty (30) days of approval.

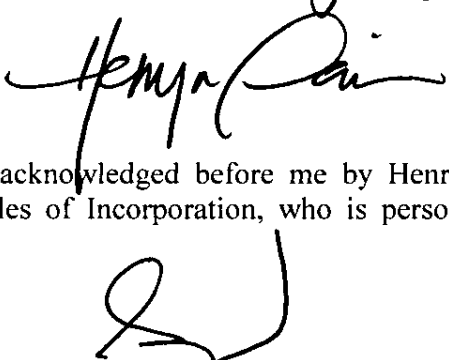
I, the undersigned incorporator to these Articles of Incorporation, a natural person competent to contract, hereby forms this non-profit corporation under the laws of the State of Florida, and makes and files this certificate declaring and certifying that the facts set forth herein are true, and hereby executes these Articles of Incorporation this 18th day of January, 2008.

STATE OF FLORIDA
COUNTY OF MADISON

The foregoing Articles of Incorporation were acknowledged before me by Henry N. Davis, the incorporator named in the foregoing Articles of Incorporation, who is personally known to me, this 18th day of January, 2008.

[Notary Seal]



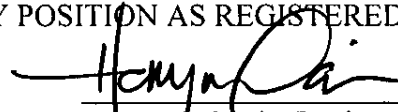

Signature of Notary Public
Scot B. Copeland
Print Name of Notary Public

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

Pursuant to the provisions of Chapter 617 and 720, Fla. Stat., the corporation, organized under the laws of the State of Florida, submits the following statement regarding designation of registered agent/registered office:

1. The name of the corporation is Summerwood Estates North Property Owners' Association, Inc.
2. The name and address of the registered agent and office are Henry N. Davis, 151 S.E. Lakeshore Drive, Madison, Florida 32340.

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 AND LAWS 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.


Henry N. Davis, Registered Agent
Date: 1-18-08

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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