

No8000001652

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

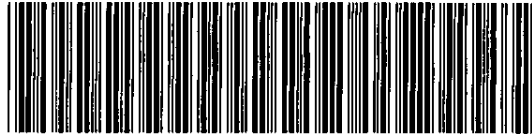
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



200118100232

02/18/08--01019--023 **78.75

FILED

2008 FEB 18 PM 1:47

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

DARBY, PEELE, BOWDOIN & PAYNE

A PARTNERSHIP INCLUDING PROFESSIONAL ASSOCIATIONS

HERBERT F. DARBY, P.A.
S. AUSTIN PEELE, P.A.
W. RODERICK BOWDOIN, P.A.
M. BLAIR PAYNE

ATTORNEYS AT LAW

285 N.E. HERNANDO AVENUE
POST OFFICE DRAWER 1707
LAKE CITY, FLORIDA 32056
TELEPHONE (386) 752-4120
FACSIMILE (386) 755-4569

February 14, 2008

7559.03-08-002

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

Gentlemen:

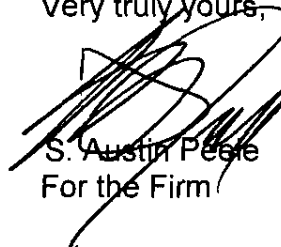
Enclosed are two executed counterparts of Articles of Incorporation of CREEK RUN PLANTATION OWNER'S ASSOCIATION, INC. to be filed in your office.

Also enclosed is our trust account check in the amount of \$78.75 to cover the filing fee, designation of registered agent and certified copy. Please certify one of the enclosed counterparts and return it to us at your early convenience.

The registered agent for this corporation is designated in the Articles of Incorporation and has signed them as an incorporator. We presume no separate certificate is required with regard to the designation of registered agent.

Thank you.

Very truly yours,



S. Austin Peele
For the Firm

SAP:pds
Enclosures
cc: Mr. Peter W. Giebeig

FILED
2008 FEB 18 PM 1:47
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
CREEK RUN PLANTATION OWNERS ASSOCIATION, INC.
(a not for 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 CREEK RUN PLANTATION OWNERS ASSOCIATION, 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 purposes for which this corporation is organized are the following:

(A) To acquire title in fee simple or by one or more perpetual easements, certain real property in Columbia County, Florida, to be used in connection with a residential real estate subdivision known as Creek Run (the "Development"), for the following purposes:

(1) To acquire, construct and maintain private roads, easements, and other rights-of-way within the Development to serve the Development ("Road System"), if not dedicated to the public in the manner prescribed by law.

(2) To construct, maintain, repair, replace, operate, manage and care for all lakes, ditches, canals, retention or detention areas, drainage, or other surface water management works and preservation or conservation areas, wetlands, and wetland mitigation areas (the "Surface Water Management System" or "Storm Water

Management System"), all in a manner consistent with any and all permits issued or to be issued by Suwannee River Water Management District ("District") and with applicable District rules.

(B) To provide for the perpetual maintenance, repair, and upkeep to the Road System, (if not maintained by a public body), the Surface Water Management System, and Storm Water Management System for the benefit of the several owners of lots within the Development.

(C) To provide for the management, maintenance, operation, and care of the Surface Water Management System and Storm Water Management System and other preservation or conservation areas or common area, which are owned or controlled by the corporation, and assist in the enforcement of all provisions of any Declaration of Covenants and Restrictions pertaining to the Development, including, but not limited to those related to the Surface Water Management or Storm Water Management System.

(D) To fix, make and collect assessments by lawful means for the purpose of maintaining the Road System, (if not maintained by a public body), Surface Water Management System, Storm Water Management System, common areas, easements and other property owned, maintained or controlled by the corporation, as provided for herein.

Should a conflict exist or arise between any of the provisions of these articles of incorporation and the provisions of the by-laws, the provisions of these articles of incorporation shall control.

ARTICLE IV - POWERS

In carrying out its purposes, the corporation shall have all corporate powers now or hereafter provided by the laws of the State of Florida, including, but not limited to:

(A) The purchase, ownership, maintenance, control, sale, lease, mortgaging, encumbering, or otherwise dealing in any manner with real and personal property of every type, kind, and nature.

(B) The employment, direction, and discharge of personnel necessary to carry out the purposes herein stated.

(C) To do any and all things necessary, incidental, or desirable to accomplish any and all of the purposes and objectives for which the corporation is organized, either alone or in cooperation with other corporations, firms, or individuals, and to carry on any lawful activity necessary or incidental to the accomplishment of the purposes and objectives of the corporation.

(D) To make and collect assessments against property owners in the Development and use the proceeds thereof in the exercise of its powers and duties, including, but not limited to, the defraying of costs and expenses of carrying out its purposes.

(E) To maintain, repair, replace, and operate property owned by it, purchase insurance thereon, and to make and adopt reasonable regulations respecting the use and appearance of the Road System, Surface Water or Storm Water Management System, and other real or personal property owned or controlled by the corporation, and to enforce by all legal means the provisions of these articles of incorporation and any by-laws or rules and regulations adopted pursuant hereto.

(F) To maintain, repair, replace, operate, and care for real and personal property, including, without limitation, the Road System, (if not maintained by a public body) and the Surface Water or Storm Water Management System, common areas and other preservation

or conservation areas, wetlands, and wetland mitigation areas, which are owned or controlled by the corporation in a manner consistent with any and all permits and rules issued by the District and the operation and maintenance plans attached thereto.

(G) To do and perform any obligations imposed upon the corporation by law or by any permit or authorization for any unit of local, regional, state, or federal government, and to enforce by any legal means the provisions of these articles, the by-laws, rules and regulations, and any restrictions affecting the Development.

(H) The power and right to review and approve plans and specifications for proposed improvements in the Development to ascertain that the same comply with all provisions of any declaration of protective covenants and restrictions for the Development.

(I) The power to do and perform any and all acts necessary or required by these articles, the by-laws, or any declaration of protective covenants and restrictions affecting the Development to be done by any owner of any property in the Development, but, if not done by the owner in a timely manner, to do and perform the same at the expense of the owner or as may be otherwise provided in such declaration of protective covenants and restrictions.

ARTICLE V - MEMBERSHIP

Membership in the corporation shall be limited to those persons who from time to time own property in the Development. All record owners of property in the Development shall, by virtue of such ownership, be members of the corporation. Rights of such members to vote, hold office as a director or officer of the corporation, or otherwise exercise any rights of membership may be limited, as provided in the by-laws, to those persons who have paid all annual dues and assessments and are otherwise in good standing pursuant to the by-laws. Membership shall be an appurtenance to ownership of property in the Development.

ARTICLE VI - REGISTERED OFFICE AND AGENT

The initial registered office of the corporation is 579 Southwest Zierke Road, Lake City, Florida 32025. The name of its initial registered agent at such address is Peter W. Giebeig who, by signing these Articles of Incorporation, accepts appointment as such and acknowledges that he is familiar with the obligations of that position.

ARTICLE VII - PRINCIPAL OFFICE

The principal office of the corporation is 579 Southwest Zierke Road, Lake City, Florida 32025, and the mailing address of the corporation is Post Office Box 1384, Lake City, Florida 32056

ARTICLE VIII - BOARD OF DIRECTORS

The corporation shall have a Board of Directors which shall consist of not less than three (3), nor more than seven (7) persons. The number of persons constituting the initial Board of Directors of the corporation shall consist of three (3) and their names and addresses are:

<u>NAME</u>	<u>ADDRESS</u>
Elaine K. Tolar	839 Southwest State Road 247 Lake City, Florida 32025
Lori Giebeig Simpson	447 Southwest Breezy Drive Lake City, Florida 32025
Peter W. Giebeig	Post Office Box 1384 Lake City, Florida 32056

The Board of Directors shall be elected in the manner provided in the by-laws of the corporation.

ARTICLE IX - ORGANIZATIONAL FORM

The corporation is organized upon a non-stock basis.

ARTICLE X - DISPOSITION OF ASSETS UPON DISSOLUTION

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; provided, however, that upon dissolution the assets of the corporation shall be transferred to a successor entity or to the then property owners in the Development in such a manner as to assure that the Road System, Surface Water Management System, and all other property owned by the corporation for the benefit of the property owners, shall be used for the benefit of the several property owners in the Development.

Prior to dissolution of the corporation, all property, interests in property, whether real, personal, or mixed, which are directly or indirectly related to the Surface Water Management System which are owned by the corporation or the owners in common, will be dedicated to the appropriate unit of government or otherwise transferred to another approved entity. Dedication or transfer to an approved entity must be authorized by the District through modification of any and all permits or authorizations issued by the District. Such modification shall be made under the lawfully adopted rules of the District in effect at the time of application for such modification.

ARTICLE XI - BY-LAWS AND AMENDMENT OF

ARTICLES OF INCORPORATION

By-laws will be adopted and may be amended by the directors or members consistent with these Articles of Incorporation and any declaration of protective covenants and restrictions affecting the Development. Amendments to these Articles of Incorporation may be adopted by the directors or members in the manner permitted by law.

Any amendments to the by-laws or these Articles of Incorporation which directly or indirectly impact the operation and maintenance of the Surface Water Management System,

which are owned or controlled by this corporation or the owners of lots within the Development in common may be made only after approval by the District. Such approval shall be in the form of a modification to any and all permits issued by the District under the lawfully adopted rules of the district in effect at the time of application for such modification. Amendment to these Articles of Incorporation or the by-laws which does not impact operation or maintenance of the Surface Water Management System may be made without authorization of the District; however, copies of any such amendments shall be forwarded to the district office within thirty (30) days of approval.

ARTICLE XII - INITIAL CONTROL BY DEVELOPER

Any other provisions in these articles to the contrary notwithstanding, Peter W. Giebeig, or his successors in interest, ("Developer") shall maintain initial control of the Development until Developer has relinquished control to this corporation, or relinquishes such rights or ceases to be the owner of any tract in the Development. Developer, prior to relinquishing control of the Development or otherwise allowing control to transfer to the directors of this corporation shall provide at least thirty (30) days written notice to District that all terms and conditions placed upon Developer by permits or authorizations from the District have been satisfied in full and that transfer is proposed to occur on a specified date.

Developer reserves the right, without the consent of this corporation, to cause additional lands not included within the Plat of the Development to be subject to any restrictions and protective covenants to which lots in the Development are subject and to require the purchasers of any such additional parcels to become members of and be subject to the provisions of the Articles of Incorporation and bylaws of this corporation.

ARTICLE XIII - NAME AND ADDRESS OF INCORPORATOR

The name and address of the incorporator is:

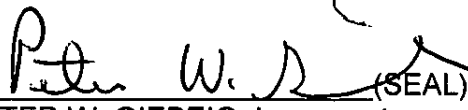
NAME

Peter W. Giebeig

ADDRESS

Post Office Box 1384
Lake City, Florida 32056

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles
of Incorporation, this 14th day of February, 2008.


PETER W. GIEBEIG, Incorporator
and Registered Agent

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 14th day of February,
2008, by PETER W. GIEBEIG, the incorporator and registered agent named in the foregoing
Articles of Incorporation, who is personally known to me or who produced _____
_____ as identification.


Notary Public, State of Florida

(Notarial Seal)

PATRICIA D. WILDERS

(print or type name)

My Commission Expires: _____



2008 FEB 18 PM 1:47
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED