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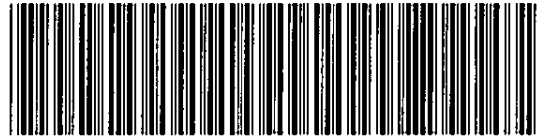
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

APR 18 2008
D. A. WHITE

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

*Bragg Branch Crossing Owners
Association, Inc*

Signature

Requested by:

Name

Date

Time

☒ Art of Inc. File _____
☐ LTD Partnership File _____
☐ Foreign Corp. File _____
☐ L.C. File _____
☐ Fictitious Name File _____
☐ Trade/Service Mark _____
☐ Merger File _____
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FILE

ARTICLES OF INCORPORATION

OF

BRAGG BRANCH CROSSING OWNERS' ASSOCIATION, INC.
(a non-profit corporation)

2003 APR 17
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, desiring to form a corporation not for profit under the laws of the State of Florida, hereby adopt the following Articles of Incorporation:

ARTICLE I: NAME

The name of the corporation shall be: **BRAGG BRANCH CROSSING OWNERS' ASSOCIATION, INC.**

ARTICLE II: PRINCIPAL OFFICE

The principal place of business of the corporation shall be: 219 Court Street, Live Oak, Florida 32064, and the mailing address of the corporation shall be: 219 Court Street, Live Oak, Florida 32064.

ARTICLE III: ORGANIZATION FORM

The corporation is organized upon a non-stock basis.

ARTICLE IV: PURPOSE

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. ERP06-0544 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 Systems(s).

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

D. The Association shall have the ability to fix and make assessments and collect the assessment by lawful means, including foreclosure of any lien filed for such assessment.

E. The Association shall have the ability to purchase and maintain insurance.

F. The Association shall have the ability to contract for services with others.

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 provided or granted by law. Should a conflict exist or arise between any of the provisions of the Articles of Incorporation and the provision of the Bylaws, the provisions of the Articles of Incorporation shall control.

ARTICLE V: POWERS

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

1. The purchase, ownership, maintenance, control, sale, lease, mortgage, encumber or otherwise dealing in any manner with real and personal property of every type, kind and nature.
2. The employment, direction and discharge of personnel necessary to carry out the purposes herein stated.

3. To do any and all things necessary, incidental, or desirable to accomplish all of the purposes and objectives for which the corporation is organized, either alone or in association 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.
4. To make and collect assessments against property owners in the Association 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.

The foregoing shall in no way be construed to limit or restrict in any manner the powers of the corporation as may be otherwise provided or granted by law.

ARTICLE VI: MEMBERSHIP

Membership shall include those persons or entities who are, from time to time, the record owner of the following described property in Bradford County, Florida:

SEE EXHIBIT "A" ATTACHED

Membership will be appurtenant to, and may not be separated from the ownership.

ARTICLE VII: INITIAL REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agent and registered office is: Charles R. Thomas, 219 Court Street, Live Oak, Florida 32064.

ARTICLE VIII: INCORPORATOR

The name and address of the incorporator and subscriber to these articles of Incorporation

is: Charles R. Thomas, 219 Court Street, Live Oak, Florida 32064

ARTICLE IX: DIRECTORS

The initial Board of Directors of the corporation shall consist of three directors. The method of election of directors shall be stated in the By-Laws. The number of directors of the Board of Directors may be increased or decreased from time to time by changes to the corporate By-Laws but shall never be less than three (3). The name and address of the initial directors of the corporation shall be: Charles R. Thomas, 219 Court Street, Live Oak, Florida 32064; W. Wayne Parrish, 14929 SW CR 231, Brooker, Florida 32622; and, Kenneth M. Kelly, 12536 Butler Bay Ct., Windermere, Florida 34786.

The undersigned Incorporator has executed these Articles of Incorporation on this 16th day of April, 2008, at Live Oak, Suwannee County, Florida.


Charles R. Thomas

Exhibit "A"

A parcel of land lying partly in Section 8 and partly in Section 9, Township 7 South, Range 20 East, Bradford County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument found at the Northeast corner of Lot 11, Block 2, of SHADY OAKS, as per plat thereof recorded in Plat Book 3, Page 29 of the public records of said County, said concrete monument also being on the Southerly boundary of the right of way of CSX Transportation Railroad (formerly Seaboard Coastline Railroad) for the Point of Beginning and run North 88 degrees 53 minutes 54 seconds East, along the Southerly boundary of the right of way of said railroad, 323.57 feet to a concrete monument found at the beginning of a curve concave to the North and having a radius of 2286.24 feet; thence Northeasterly, along said Southerly boundary and along the arc of the said curve, 858.03 feet as measured along a chord having a bearing of North 78 degrees 04 minutes 15 seconds East to a concrete monument set at the end of said curve; thence North 67 degrees 20 minutes 23 seconds East, along said Southerly boundary, 304.55 feet to a found iron pipe; thence South 04 degrees 06 minutes 59 seconds East, 1614.71 feet to an iron rod set on the Northerly boundary of the right of way of County Road 18; thence South 88 degrees 31 minutes 09 seconds West, along said Northerly boundary, 774.34 feet to an iron rod set at the beginning of a curve concave to the North and having a radius of 1399.40 feet; thence Northwesterly, along said Northerly boundary and along the arc of said curve, 449.26 feet as measured along a cord having a bearing of North 82 degrees 14 minutes 30 seconds West to an iron rod set at the end of said curve; thence North 72 degrees 59 minutes 54 seconds West, along said Northerly boundary, 125.68 feet to a set iron rod; thence North 00 degrees 57 minutes 07 seconds West, 576.96 feet to a set iron rod; thence South 89 degrees 02 minutes 43 seconds West 200.00 feet to an iron rod set on the Easterly boundary of said SHADY OAKS; thence North 00 degrees 57 minutes 17 seconds West along the Easterly boundary thereof 658.80 feet to the Point of Beginning. Containing 45.15 acres, more or less.

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TALLAHASSEE, FLORIDA

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