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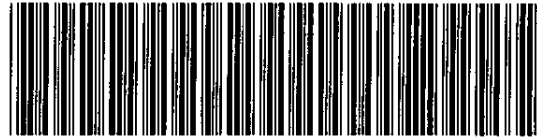
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SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
08 JUL 14 PM 4:08

EP 7/14/08

N 1080000024980



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

May 20, 2008

STEPHEN G. JARRETT  
1929 SEAGATE AVENUE  
JACKSONVILLE BEACH, FL 32250

SUBJECT: JARRETT POINT HOMEOWNERS ASSOCIATION, INC.  
Ref. Number: W08000024980

We have received your document for JARRETT POINT HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent must sign accepting the designation.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6062.

Eula Peterson  
Regulatory Specialist II  
New Filing Section

Letter Number: 008A00031832

*I have changed the  
document as requested.*

*Steve Jarrett*  
*Designated Agent*

**ARTICLES OF INCORPORATION  
JARRETT POINT HOMEOWNERS ASSOCIATION, INC.**

The undersigned, for the purpose of forming a not-for-profit Homeowners Association under the laws of the State of Florida, hereby adopt the following Articles of Incorporation:

**Article I – NAME**

The name of this Association is: **Jarrett Point Homeowners Association, Inc.**

**Article II – PRINCIPAL OFFICE**

The principal place of business and mailing address shall be: 1929 Seagate Avenue  
Jacksonville Beach, FL 32250

**Article III – PURPOSE**

This Association is organized for the purpose of creating, maintaining, enforcing and regulating the goals and objectives of the common interests of the property owners of **Jarrett Point Units 1, 2 and 3** subdivision as set forth in the **Declaration of Covenants and Restrictions** and other business as may be approved by the Board of Directors which is permitted under the laws of the State of Florida.

In addition, the Association shall operate, maintain and manage the surface water or storm water management system in a manner consistent with the St. Johns Water Management District permits, requirements 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.

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.

**Article IV – MANNER OF ELECTION**

The incorporator, as developer and owner of the property has initially selected and appointed President, Secretary and Treasurer as the Board of Directors. Members of the Association are the lot owners and each member gets 1 vote. When greater than ½ (one-half) of the lots are owned by other parties an election shall be held where the majority shall determine each director's position.

**Article V – INITIAL DIRECTORS/OFFICERS**

The Association shall have 3 directors initially. The number of directors may either be increased according to the By-Laws, but shall never be less than 3. The names and addresses of the initial directors are:

Tara Jarrett	Robin R. Jarrett.	Stephen G. Jarrett
520 First Street	1929 Seagate Avenue	1929 Seagate Avenue
Neptune Beach, FL 32265	Jacksonville Beach, FL 32250	Jacksonville Beach, FL 32250

**Article VI – INITIAL REGISTERED AGENT AND STREET ADDRESS**

The name and address of the initial registered agent is: Stephen G. Jarrett  
1929 Seagate Avenue  
Jacksonville Beach, FL 32250

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### Article VII – INCORPORATOR

The name and address of the incorporator is: Steve Jarrett  
1929 Seagate Avenue  
Jacksonville Beach, FL 32250

### Article VIII – EXISTENCE AND DURATION

The existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity or as provided in Article 9 governing dissolution.

### Article IX – DISSOLUTION

In the event or termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or storm water management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027 F.A.C., and be approved by the St. Johns River water Management District prior to such termination, dissolution or liquidation.

### Article X – AMENDMENTS

This association, through its members, reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment thereto. All amendments to be approved by two-thirds vote.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this 14<sup>th</sup> day of May, 2008.

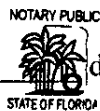
[Signature] as registered/incorporator agent

STATE OF FLORIDA

COUNTY OF DUVAL

BEFORE ME, the undersigned authority, personally appeared Steve Jarrett  
Known to me and who presented a Florida State Drivers License for identification and known to me to be the person who executed the foregoing Articles of Incorporation and the acknowledged before me that he executed same for the purposes therein described.

WITNESS my hand and official seal this \_\_\_\_\_  
At Neptune Beach, Duval County, Florida.



Karin A. Koerner  
Commission # DD450860  
Expires September 21, 2009  
Bonded Troy Farm Insurance, Inc. 800-385-7019

[Signature]  
NOTARY PUBLIC  
STATE OF FLORIDA  
My commission expires:

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2008