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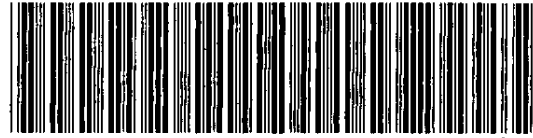
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

MZ
8/26

CLAYTON H. BLANCHARD, JR., P.A.

**Attorney at Law
35 East Pinehurst Boulevard
Eustis, Florida 32726**

Telephone (352) 589-1919

Telecopier (352) 589-0032

August 22, 2008

Florida Department of State
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

Re: River Colony Homeowners' Association, Inc.

Dear Sir or Madam:

In reference to the above, enclosed please find *Articles of Incorporation of River Colony Homeowners' Association, Inc.*, to be filed with the Florida Department of State. Also, enclosed please find a check in the amount of \$70.00 for the filing fee and certified copies to be returned to me.

If you should have any questions or comments, please do not hesitate to contact me at (352) 589-1919.

Sincerely,

Clayton H. Blanchard, Jr.

Clayton H. Blanchard, Jr.

CHB:rlt

Enclosures

FILED

ARTICLES OF INCORPORATION
OF
RIVER COLONY HOMEOWNERS' ASSOCIATION, INC.
(A non-profit Florida Corporation)

08 AUG 25 PM 4:01
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We, the undersigned, hereby associate ourselves together and make, subscribe and acknowledge these Articles of Incorporation for the purpose of becoming incorporated in accordance with and under the laws of the State of Florida as a corporation not for profit.

ARTICLE I. - NAME

The name of this Corporation shall be RIVER COLONY HOMEOWNERS' ASSOCIATION, INC. (the "Association" or "Corporation"). The principal office, if known, or the mailing address of the Corporation is 287 River Road, Oak Hill, Florida 32759.

ARTICLE II. - TERM OF EXISTENCE

This Corporation shall have perpetual existence.

ARTICLE III. - PURPOSES

The general purposes for which this Corporation is organized are as follows:

A. To provide for the orderly enjoyment of River Colony, a residential development located on real property in Volusia County, Florida, (hereinafter referred to as "the Property") described on Exhibit "A" to the Declaration of Covenants and Restrictions for River Colony, hereinafter referred to as "the Declaration") which is recorded in the Public Records of Volusia County, Florida.

B. To promote the health, safety and welfare of the members of this Corporation and to oversee the proper maintenance by members of this Corporation of the property in River Colony.

C. To enforce the terms, covenants and conditions and restrictions appertaining to River Colony which are contained in the Declaration.

D. To maintain the common areas and the property improvements as provided for in the Declaration.

E. To exercise all of the powers and privileges and to perform all of the duties, purposes and obligations of River Colony, as established in the Declaration of Covenants and Restrictions for River Colony, as the same may be amended from time to time as provided therein.

F. To establish, levy and collect assessments from members as appropriate and authorized by the By-Laws and the Declaration and to enforce such assessments if necessary.

G. To acquire and maintain such personal and real property in connection with the affairs of this Corporation and to provide from the proceeds of the assessments for the operation, administration, maintenance, repair and improvements, replacements, insurance and utilities for other property as may be acquired or maintained by the Corporation.

ARTICLE IV. - POWERS

The Association shall have all the powers reasonably necessary to implement and effectuate the purposes of the Association, including, without limitation, the power, authority and right to undertake all powers and duties set forth in the Declaration of Restrictions, these Articles and Bylaws as the same may be amended from time to time, the Declaration of Restrictions and Bylaws being incorporated herein as if set forth in full, and where the terms or conditions of these Articles or Bylaws differ from or conflict with, the terms of the Declaration of Restrictions as recorded or amended, the terms and conditions of Declaration of Restrictions shall govern and take precedence.

The Corporation shall have all of the common law and statutory powers permissible under the laws of the State of Florida for a corporation not for profit now existing or henceforth may exist, and all powers reasonably necessary to implement and effectuate the purposes of the Corporation, including but not limited to the power:

A. To acquire by any means real and personal property.

B. To enforce assessments by suit.

C. To sell, convey, mortgage, pledge, lease, exchange, transfer or otherwise dispose of all or any part of the property and assets.

D. To contract for management and maintenance, repair and replacement of the property, the improvements thereto, the common areas and the personal property of the Association.

ARTICLE V. - MEMBERSHIP

Any natural person, firm, corporation or entity who is the owner of a lot or dwelling unit as defined in the Declaration shall automatically become a member upon the acquisition of an ownership interest in title to any lot or dwelling unit. Any natural, person, firm, corporation or other entity holding a lien, mortgage or other encumbrance is not an owner by virtue of such lien, mortgage, or other encumbrance alone; provided, however, that nothing contained herein shall be construed as prohibiting membership in this

Corporation by person, firm, corporation or other entity which acquires title to a lot or dwelling unit by foreclosure or voluntary conveyance from its mortgagor or his successor or assigns. Membership in this Corporation automatically terminates upon divestment of ownership regardless of the means of divestment.

ARTICLE VI. - SUBSCRIBERS

The names and residences of the subscribers to these Articles of Incorporation are:

<u>NAME</u>	<u>ADDRESS</u>
Barney E. Dillard, Jr.	P.O. Box 600 Oak Hill, Florida 32759
Alys K. Dillard	P.O. Box 600 Oak Hill, Florida 32759
Susan Dillard Jones	3429 Tallavana Trl. Havana, Florida 32333

ARTICLE VII. - MANAGEMENT OF CORPORATION

The business affairs of this Corporation shall be managed by a Board of Directors composed of not less than three (3) nor more than seven (7) members. The Directors of the Corporation shall be elected as provided in the By-Laws by the membership at the regular annual meeting of the members of the Corporation. The names and addresses of the Board of Directors who shall hold office until their successors are elected and have qualified are:

<u>NAME</u>	<u>ADDRESS</u>
Barney E. Dillard, Jr.	P.O. Box 600 Oak Hill, Florida 32759
Alys K. Dillard	P.O. Box 600 Oak Hill, Florida 32759
Susan Dillard Jones	3429 Tallavana Trl. Havana, Florida 32333

ARTICLE VIII. - OFFICERS

The officers of the Corporation shall consist of a President, Vice-President, and Secretary-Treasurer who are elected in accordance with the By-Laws of the Board of Directors. The names of the officers who shall serve until the first election are as follows:

President – Barney E. Dillard, Jr.
Vice President – Susan Dillard Jones
Secretary/Treasurer - Alys K. Dillard

ARTICLE IX. - INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this Corporation is 287 River Road, Oak Hill, Florida 32759 and the name of the initial registered agent of this Corporation at that address is Barney E. Dillard, Jr.

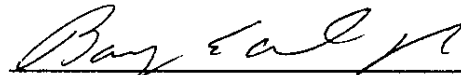
ARTICLE X. - AMENDMENTS

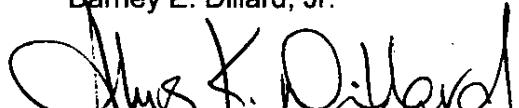
Amendments to the Articles of Incorporation may be proposed by any qualified voting member to the Board of Directors at any regular or special meeting of the Board of Directors. Any proposed amendment shall be first adopted by the Board of Directors upon a majority vote of the Board of Directors and proposed to the membership by the Board of Directors at any regular or special meeting of the membership called in accordance with the By-Laws. Amendment will be finally adopted upon the affirmative vote of seventy-five percent (75%) of the qualified voting members.

ARTICLE XI. - BY-LAWS

The By-Laws of the Corporation shall be adopted by the affirmative vote of seventy-five percent (75%) of the qualified voting members and thereafter may be altered, amended or rescinded by seventy-five (75%) vote of the qualified voting members at a regular or special meeting called in accordance with the By-Laws.

IN WITNESS WHEREOF, we have hereunto set our hands and seals acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida this 12 day of August 2008.

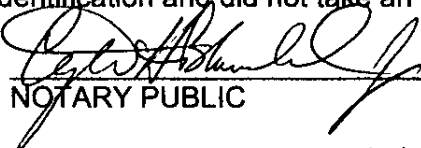

Barney E. Dillard, Jr.


Alys K. Dillard


Susan Dillard Jones

STATE OF FLORIDA
COUNTY OF LAKE

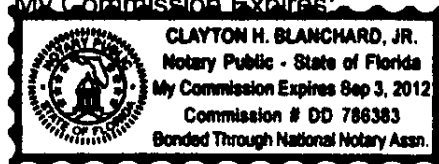
The foregoing instrument was acknowledged before me this 12 day of August 2008 by Barney E. Dillard, Jr. and Alys K. Dillard, husband and wife, who are ~~personally known to me~~ or produced driver's licenses as identification and did not take an oath.


NOTARY PUBLIC

Clayton H. Blanchard, Jr.

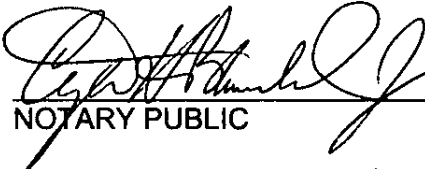
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My Commission Expires:



STATE OF FLORIDA
COUNTY OF LAKE

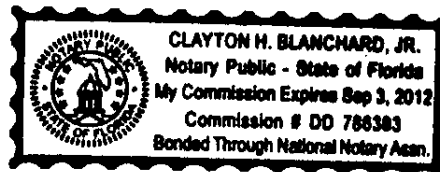
The foregoing instrument was acknowledged before me this 12 day of August 2008 by Susan Dillard Jones, who is ~~personally known to me~~ or produced a driver's license as identification and did not take an oath.


NOTARY PUBLIC

Clayton H. Blanchard, Jr.

(Please Print)

My Commission Expires:



CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

FIRST--THAT RIVER COLONY HOMEOWNER'S ASSOCIATION DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT CITY OF EUSTIS, STATE OF FLORIDA, HAS NAMED BARNEY E. DILLARD, JR. LOCATED AT 287 RIVER ROAD, CITY OF OAK HILL, STATE OF FLORIDA, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE Barney E. Dillard, Jr.
(Corporate Officer)

TITLE President

DATE August 12, 2008

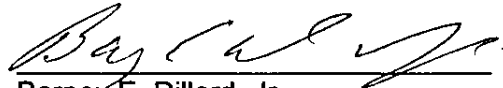
HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE Barney E. Dillard, Jr.
(Resident Agent)

DATE August 12, 2008

ACCEPTANCE BY DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE

I, the undersigned person, having been named as registered agent and to accept service of process for the above-stated Corporation at the place designated in this statement, 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.


Barney E. Dillard, Jr.

Date: August 12, 2008

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TALLAHASSEE, FLORIDA