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## FLORIDA PROFIT/NON PROFIT CORPORATION

Lot 4 Johns Road Condominium Association, Inc.

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Articles of Incorporation of Johns Road Association, Inc.

**ARTICLES OF INCORPORATION  
OF  
LOT 4 JOHNS ROAD CONDOMINIUM ASSOCIATION, INC.,  
A FLORIDA NOT-FOR-PROFIT CORPORATION**

I, the undersigned Incorporator, desiring to form a corporation not for profit under Chapter 617 F.S., deliver for filing the following Articles of Incorporation for Lot 4 Johns Road Condominium Association, Inc. (hereinafter referred to as the "Association"), pursuant to Section 617.01201 F.S.

**ARTICLE I-NAME**

The name of the Association shall be Lot 4 Johns Road Condominium Association, Inc. The principal office and mailing address of the Association is 2251 Lynx Lane, Suite 1, Orlando, Florida 32804.

**ARTICLE II-PURPOSE AND POWERS**

The purpose for which the Association is organized is to act as a governing association and the managing entity for the Association. The Association may own, acquire, maintain, and repair Association property which are for the benefit of the Association; to establish and collect assessments and special assessments from owners of property within the Association; enforce the terms and conditions of the Declaration of Restrictive Covenants of the Association (hereinafter referred to as the "Declaration"), including initiating all legal actions to enforce liens, collect assessment monies, and all the other actions necessary to enforce the Declaration.

To the extent that any provision in these Articles of Incorporation conflicts with the Declaration, the Declaration Shall govern.

The Association shall have all of the powers, rights and privileges that a corporation organized under the Florida Not for Profit Corporation Act may now or hereafter have or exercise, provided that such powers, rights and privileges do not conflict with the terms of these Articles, the Bylaws, and the Declaration.

The Association shall use its assets, earnings and revenues exclusively for the benefit of the Association for the purposes set forth herein.

The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District Permit No. 42-095-105742-1 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 stormwater management system.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

### **ARTICLE III-MEMBERS**

As provided in the Declaration, every record Owner of a fee or undivided interest in any Unit (or part thereof) within Lot 4 of Johns Road shall be a member of the Association. The legal description of the Association property is attached hereto as Exhibit "A" and incorporated herein (hereinafter called the "Property"). Membership shall be in accordance with the terms and conditions set forth in the Declaration as regulated by the Board of Directors of the Association. Membership shall be appurtenant to and may not be separate from the ownership of any Unit in the Property.

### **ARTICLE IV-TERM**

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.

### **ARTICLE V-VOTING**

There shall be one vote for each Owner of a Unit within the Property. In a situation where more than one person or entity owns an interest in a Unit, then there shall be one vote which shall collectively represent the collective interests of that particular Unit.

### **ARTICLE VI-INCORPORATOR**

The name of the incorporator is Charles McNulty whose address is 2251 Lynx Lane, Suite 1, Orlando, Florida 32804.

### **ARTICLE VII-REGISTERED AGENT**

The initial registered agent is Charles McNulty whose address is 2251 Lynx Lane, Suite 1, Orlando, Florida 32804.

### **ARTICLE VIII-OFFICERS**

The officers of the Association shall consist of a president, vice president, secretary, treasurer, and such other officers as the Board of Directors (hereinafter referred to as the "Board") may from time to time deem appropriate. The officers of the Association shall be elected at the first meeting of the Board, and each annual meeting of the Board thereafter. Any officer may be removed at any meeting by the affirmative vote of seventy-five percent (75%) of the directors of the Board, either with or without cause, and any vacancy in any office may be filled by the Board at any Board meeting.

The names of the officers who shall serve until the election of their successor are:

Name	Office
Chuck McNulty	President
David Hammett	Vice President
Jennifer Creekmore	Secretary, Treasurer

## **ARTICLE IX-MANAGEMENT**

The affairs of the Association shall be managed by a Board of Directors and by the Officers of the corporation as set forth in Article VIII herein.

## **ARTICLE X-DIRECTORS**

The initial Board shall consist of three (3) persons. The names and addresses of the initial Board who shall hold office until their successors have been elected and qualified are as follows:

Chuck McNulty	2251 Lynx Lane, Suite 1, Orlando, Florida 32804
David Hammett	2251 Lynx Lane, Suite 1, Orlando, Florida 32804
Jennifer Creekmore	2251 Lynx Lane, Suite 1, Orlando, Florida 32804

No member of the Board, officer, Developer, or any other committee of the Association nor employees of the aforementioned, shall be personally liable to the Association, for any damages, losses or claims as a result of any act, omission, error, negligence of that person or group, provided that person or group has, upon the basis of that information possessed by him, acted in good faith, without willful or intentional misconduct.

The Board of Directors shall determine the budget for the maintenance, improvement, administration and repair of the Property and shall determine the amounts of the annual assessments and special assessments. Assessments may also include amounts necessary to cover deficiencies from the previous year. Assessments shall be fixed in proportion to the size of the Unit owned by Owner in relation to the Property, which shall be assessed annually or periodically, if needed, in the case of special assessments, and may be collected on a monthly, quarterly, or annual basis, as the Board may desire.

## **ARTICLE XI-BYLAWS**

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, revoked, modified, or amended by a 70% vote of the members as provided in the Bylaws.

## **ARTICLE XII-AMENDMENTS TO ARTICLES OF INCORPORATION**

The Articles of Incorporation may be amended by an affirmative vote of 70% of the members of the Association. No amendment to the Articles of Incorporation shall diminish the voting rights of any members of the Association or change the manner in determining assessments without the consent of the affected member and his mortgagee(s) (if applicable).

## **ARTICLE XIII-DISSOLUTION**

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater 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 in writing by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

The above address is also the address of the registered office and the principal office of the Association.

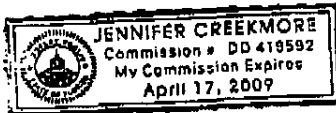
In Witness Whereof, the subscribing Incorporator has set his hand and seal and caused these Articles of Incorporation to be executed this 23 day of October, 2008.

  
\_\_\_\_\_  
CHARLES MCNULTY

State of Florida  
County of Orange

Sworn to, acknowledged and subscribed before me this 23 day of October, 2008, by Charles McNulty, who is (V) personally known to me or ( ) has produced \_\_\_\_\_ as identification.

Seal:

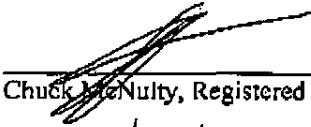


Signature of Notary: Jennifer Creekmore  
Print, type or stamp name of Notary:

Jennifer Creekmore

**ACCEPTANCE OF REGISTERED AGENT**

Having been named as Registered Agent and to accept service of process for the above stated corporation at the place designated in Article VII of the foregoing Articles of Incorporation, 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 relating to the proper and complete performance of any duties, and I am familiar with and accept the appointment as Registered Agent and agree to act in this capacity.

  
\_\_\_\_\_  
Chuck McNulty, Registered Agent

Date: 10/23/08

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