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09 APR - 6 PM 4:29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

APPROVED
AND
FILED

11/2

TRANSMITTAL LETTER

Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

SUBJECT: SUWANNEE HEIGHTS EAST HOMEOWNERS' ASSOCIATION, INC.
(Proposed Corporate Name - Must include suffix)

Enclosed is an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee &
Certificate of
Status

☐ \$122.50
Filing Fee
& Certified Copy

☐ \$131.25
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: MARTHA JO KHACHIGAN
Name (Printed or typed)

672 EAST DUVAL STREET
Address

Lake City, FL 32055
City, State & Zip

386-752-4339
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles

Please return the photocopy to me with the filing date stamped on it.

**ARTICLES OF INCORPORATION
OF
SUWANNEE HEIGHTS EAST HOMEOWNERS' ASSOCIATION, INC.
(a non-profit corporation)**

APPROVE
AND
FILED

09 APR -6 PM 4: 29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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 SUWANNEE HEIGHTS EAST HOMEOWNERS' 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 association is organized for the purpose of maintaining the private roads providing access from the nearest county-maintained road to Northeast Suwannee Heights Block 1, Lots 1-6, 11-18, 23-24 AND Block 4, Lots 7-22 as recorded in Plat Book 1, Page 89 of the public records of Suwannee County, Florida (also known by BKL Investment Co. as Suwannee Parcels O-V) and any other business required by the association. The association has the power to charge and collect assessments, and use those assessments to maintain the roads.

The duties and responsibilities specified do not limit in any way the powers of the association. Rather, the association will have and can exercise all the powers conferred upon corporations formed under Chapter 617 of Florida Statutes.

ARTICLE IV - MEMBERSHIP

Every person or entity who is, from time to time, the record owner of Northeast Suwannee Heights Block 1, Lots 1-6, 11-18, 23-24 AND Block 4, Lots 7-22 as recorded in Plat Book 1, Page 89 of the public records of Suwannee County, Florida (also known by BKL Investment Co. as Suwannee Parcels O-V) will be a member of the association. Membership in the association is not an option, and may not be separated from the ownership.

ARTICLE V - PRINCIPAL OFFICE, REGISTERED OFFICE AND AGENT

The initial principal office and registered office of the corporation is 672 East Duval Street, Lake City, FL 32055. The name of its initial Registered Agent at this address is Martha Jo Khachigan.

ARTICLE VI - BOARD OF DIRECTORS

The corporation will have a Board of Directors which will consist of not less than three (3) nor more than nine (9) persons, who will be elected as provided in the Corporation Bylaws. The number of persons making up the initial Board of Directors of the corporation will consist of three (3) and the names and addresses of the persons who will serve as initial members are:

<u>NAMES</u>	<u>ADDRESSES</u>
Martha Jo Khachigan	362 NW Streamside Ct, Lake City, FL 32055
Audrey S. Bullard	1826 SW SR 47, Lake City, FL 32025
Sue D. Lane	421 SW Harmony Lane, Lake City, FL 32025

ARTICLE VII - NAME AND ADDRESS OF INCORPORATOR

The name and address of the incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
Martha Jo Khachigan	362 NW Streamside Ct, Lake City, FL 32055

ARTICLE VIII - OFFICERS

The officers of the corporation will be a president, a secretary, and a treasurer, and any other officers as the members may determine. One person may hold two or more offices.

ARTICLE IX - INITIAL CONTROL BY SELLER

BKL Investment Co., a Florida Corporation, as Seller, has initial control of the association. Seller has the option to control the association until all lots which are impacted by the association are sold. The association will be turned over to the property owners once all lots are sold unless an earlier date is set by the Seller.

ARTICLE X - ASSESSMENTS

Annual assessments will be collected from the owners to cover the common expenses of the association. Assessments for the first year will be Twenty Five Dollars and no/100 (\$25.00) per lot and may increase each year by no more than ten percent (10%). Annual assessments or special assessments not paid within thirty (30) days of written notice, will bear interest from the due date until paid at the rate of eighteen percent (18%) per annum or such rate as the Board of Directors will determine; they will be subject to a late charge as may be set and uniformly applied by the Board of Directors and will entitle the Association to reimbursement of attorneys' fees incurred by the Association in the collection of any such delinquent assessment. The Association will have a lien on each Lot and Unit for any unpaid assessment, including special assessments, together with interest thereon, and for reasonable attorney's fees. Multiple owners of any one lot will be jointly and severally liable for all assessments against said lot.

ARTICLE XII - BYLAWS AND ARTICLES

The bylaws will be adopted and may be amended by the Directors or members, consistent with these articles by majority vote or written assent of members entitled to exercise voting power.

Should a conflict exist or arise between any of the provisions of the Articles of Incorporation and the provisions of the Bylaws, the provisions of the Articles of Incorporation will control.

ARTICLE XIII - DISSOLUTION OF ASSOCIATION

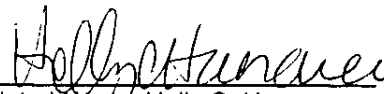
The association may be dissolved by majority vote of the members entitled to vote at any time. No part of the income of the corporation will be distributable to its members, directors or officers either during the existence of the corporation or upon its dissolution.

IN WITNESS WHEREOF, the undersigned incorporator has caused these Articles of Incorporation to be executed, in duplicate, by its duly authorized undersigned officer, this 31ST day of MARCH, 2009.


Incorporator

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing Articles of Incorporation were acknowledged before me by Martha Jo Khachigan, the incorporator named in the foregoing Articles of Incorporation, this 31st day of March 2009, who is personally known to me.


Printed Name: Holly C. Hanover
Notary Public
My Commission Expires: 5-18-10



Holly C. Hanover
Commission # DD553935
Expires May 18, 2010
Bonded Troy Firm - Insurance, Inc. 800-385-7019

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Chapter 617, Florida Statutes, the mentioned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is: SUWANNEE HEIGHTS EAST HOMEOWNERS' ASSOCIATION, INC.

2. The name and address of the registered agent and office is: MARTHA JO KHACHIGAN, 672 EAST DUVAL STREET, LAKE CITY, FL 32055, HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, 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 MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.



MARTHA JO KHACHIGAN - Registered Agent

Dated: 3/31/09

APPROVE
AND
FILED
09 APR -6 PM 4:29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA