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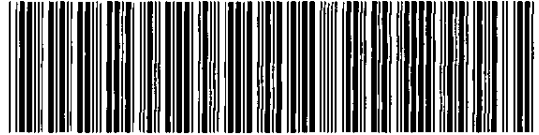
(Business Entity Name)

(Document Number)

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2009 APR -6 A 7:57

CLERK OF SUPERIOR COURT
JANESVILLE, WISCONSIN

APR -8 2009
D.A. WHITE

COVER LETTER

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

SUBJECT: COLONIAL MANOR COMMUNITY 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

☒ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: P. CHRISTOPHER WRENN
Name (Printed or typed)

1216 Lakewood Road
Address

Jacksonville, FL 32207
City, State & Zip

(904) 620-1007
Daytime Telephone number

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

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ARTICLES OF INCORPORATION
OF
COLONIAL MANOR COMMUNITY ASSOCIATION, INC.
(Not for Profit)

2009 APR -6 A 7:57
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I – NAME AND ORGANIZATION

The name of the corporation is COLONIAL MANOR COMMUNITY ASSOCIATION, INC. (“Corporation”), and it is organized as a Florida non-profit corporation.

ARTICLE II – PRINCIPAL PLACE OF BUSINESS

The principal place of business and mailing address of the Corporation is 1216 Lakewood Road, Jacksonville, Florida 32207.

ARTICLE III – PURPOSES

The specific purposes for which this corporation is organized are:

- (a) To exist and operate solely for the benefit of the Members of the Corporation, each of whom shall be a fee simple owner of a lot within a portion of the residential subdivision known as COLONIAL MANOR, more particularly described as follows:
 - i. Lots 1-16, Block 13, COLONIAL MANOR, according to plat thereof in Plat Book 16, page 4, current public records of Duval County, Florida;
 - ii. Lots 1-19, Block 14, COLONIAL MANOR, according to plat thereof in Plat Book 16, page 4, current public records of Duval County, Florida;
 - iii. Lots 1-19, Block 15, COLONIAL MANOR, according to plat thereof in Plat Book 16, page 4, current public records of Duval County, Florida;
 - iv. Lots 1-22, Block 12, COLONIAL MANOR, according to plat thereof in Plat Book 16, page 71, current public records of Duval County, Florida,

provided that the owner of any lot which is not zoned exclusively for residential use or which has filed any application for approval of zoning that is not exclusively residential shall not qualify as a Member;

(collectively, "Community");

- (b) To represent the interests of the Corporation in matters affecting the Community or other properties in greater San Marco and Lakewood neighborhoods, including, without limitation, matters relating to activities on Community lots, zoning and land use, condemnation, public thoroughfares and landscaping, safety and security, signage, parks and recreational areas (including, particularly, Colonial Manor Lake Park and Colonial Manor Lake), utilities, drainage, construction and renovation of improvements, betterments, and traffic and parking;
- (c) To receive, hold, invest and administer real property and personal property and to make expenditures for the exclusive benefit of the Community;
- (d) To approve and execute contracts for the improvement, from time to time, of the Community and to coordinate with governmental authorities to accommodate any such improvement;
- (e) To foster good relations and community among Community residents;
- (f) To exercise all the powers enumerated in Section 617, Florida Statutes (The Florida Not For Profit Corporation Act), as it now exists or is subsequently amended or superseded, and to do and perform such acts and to have such powers as shall be desirable and necessary in furtherance of any of the powers herein above enumerated that are not in derogation of the Florida Statutes;
- (g) To operate, participate in or manage any other programs or activities that are not prohibited by law.

ARTICLE IV – POWERS

The Corporation shall have and exercise all powers of a corporation not for profit as the same now exist or may hereafter exist under the laws of the State of Florida. No part of the assets, income or profits or the Corporation shall be distributed to any member, director, officer or any private individual, but all such assets, income or profits shall be kept, maintained, invested and expended for purposes approved by the Corporation.

ARTICLE V – MEMBERS

The Corporation's Members consist of the Community lot owners qualifying as Members under Article III (a) who register their Membership with the Secretary of the Corporation as provided in the Bylaws. There may be more than one Member per Community lot, but Membership interest shall be per lot and not per Member.

ARTICLE VI – DIRECTORS

The Corporation shall be managed by a Board of Directors composed of not less than three (3) Members. The Board of Directors shall carry out the purposes of the Corporation in compliance with these Articles and the Bylaws. The method of appointment or election of directors shall be as provided in the Bylaws.

ARTICLE VI – DISSOLUTION

In the event of dissolution of the Corporation, the Corporation's property shall be distributed in equal shares to those lot owners in the Community who are Members of the Corporation in good standing at the time of such dissolution.

ARTICLE VII – AMENDMENT

The Board of Directors may amend, alter or repeal any provision of these Articles in the manner now or hereafter provided by Florida law.

ARTICLE VIII – INITIAL REGISTERED AGENT & INCORPORATORS

The name and the mailing address of the initial registered agent of the Corporation is: P. Christopher Wrenn, 1216 Lakewood Road, Jacksonville, Florida 32207. The Incorporators are identified and have affixed their signatures and addresses below.

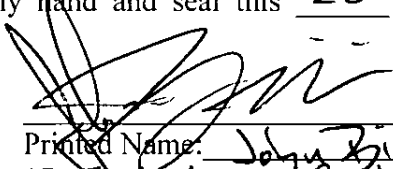
ARTICLE IX – INDEMNIFICATION

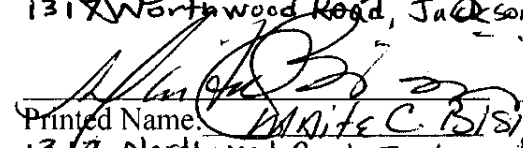
Directors and officers of the Corporation shall be indemnified to the full extent permitted by Florida law.

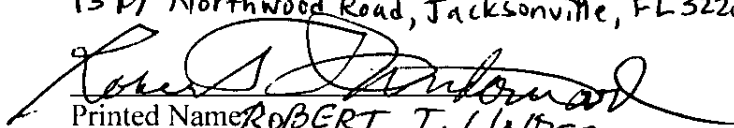
ARTICLE X – ADDITIONAL MEMBERSHIP

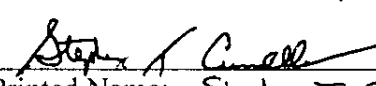
The Corporation may from time to time expand Membership to include the owners of residential lots in residential subdivisions in greater San Marco and Lakewood.

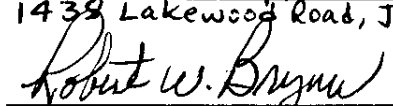
IN WITNESS WHEREOF, I have set my hand and seal this 28 day of
March, 2009.

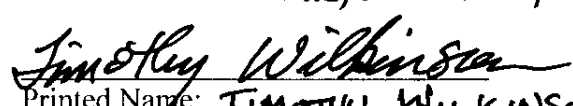

Printed Name: John Bisignani
1317 Northwood Road, Jacksonville, FL 32207

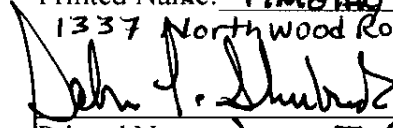

Printed Name: Mark C. Bisignani
1317 Northwood Road, Jacksonville, FL 32207

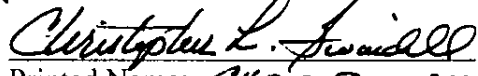

Printed Name: ROBERT T. LINDERWOOD
1326 Northwood Road, Jacksonville, FL 32207

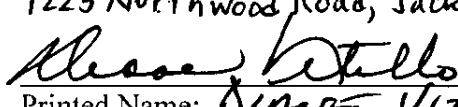

Printed Name: Stephen T. Guella
1438 Lakewood Road, Jacksonville, FL 32207

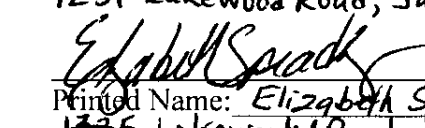

Printed Name: Robert W. Bryner
1305 Pinetree Road, Jacksonville, FL 32207

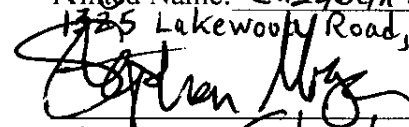

Printed Name: TIMOTHY WILKINSON
1337 Northwood Road, Jacksonville, FL 32207


Printed Name: JOHN T. SHUBRICK
1214 Northwood Road, Jacksonville, FL 32207


Printed Name: CHRIS SWINDELL
1225 Northwood Road, Jacksonville, FL 32207


Printed Name: DIANE VITELLO
1231 Lakewood Road, Jacksonville, FL 32207


Printed Name: Elizabeth Spradley
1225 Lakewood Road, Jacksonville, FL 32207


Printed Name: Stephen Morgan
1305 Northwood Road, Jacksonville, FL 32207

Colette Campney

Printed Name: Colette Campney
1342 Lakewood Road, Jacksonville, FL 32207

Dennis Campney

Printed Name: Dennis Campney
1342 Lakewood Road, Jacksonville, FL 32207

Lori Lunn

Printed Name: Lori Lunn
1429 Lakewood Road, Jacksonville, FL 32207

Timothy J. Rader

Printed Name: Timothy J. Rader
1122 Lakewood Road, Jacksonville, FL 32207

Mary J. Wrenn

Printed Name: Mary J. Wrenn
1216 Lakewood Road, Jacksonville, FL 32207

P. C. Wrenn

Printed Name: P. C. Wrenn
1216 Lakewood Road, Jacksonville, FL 32207

W. J. Bos

Printed Name: W. J. Bos
1326 Lakewood Road, Jacksonville, FL 32207

Mary Ann Posay

Printed Name: Mary Ann Posay
1348 Lakewood Road, Jacksonville, FL 32207

Christopher Shukib

Printed Name: Christopher Shukib
1422 Lakewood Road, Jacksonville, FL 32207

Printed Name: / / / / /

Printed Name: / / / / /

INCORPORATORS

CERTIFICATE OF ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent to accept service of process for Colonial Manor Community Association, Inc. at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in that capacity.

Dated this 28 day of March, 2009.



P. Christopher Wrenn

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2009 APR -6 A 7:57
SECRETARY OF STATE
TALLAHASSEE, FLORIDA