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**ANSBACHER  
&McKEEL, P.A.**  
ATTORNEYS AT LAW

BARRY B. ANSBACHER  
bba@ansbacher.net  
Board Certified Real Estate Attorney

J. THOMAS MCKEEL  
jtm@ansbacher.net

8818 GOODBYS EXECUTIVE DRIVE  
SUITE 100  
JACKSONVILLE, FLORIDA 32217-4692

(904) 737-4600 • FAX (904) 737-4700  
Amelia Island (904) 277-2060  
WEBSITE: [www.ansbacher.net](http://www.ansbacher.net)  
EMAIL: [info@ansbacher.net](mailto:info@ansbacher.net)

May 19, 2009

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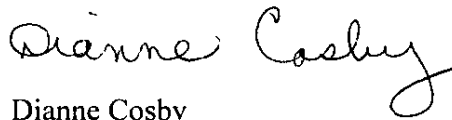
**RE: Articles of Incorporation  
Weston Community Homeowners Association, Inc.  
Our File No. 070112**

Dear Sir/Madam:

Enclosed please find our check in the amount of \$70.00 for filing Articles of Incorporation for Weston Community Homeowners Association, Inc. Also included is the Certificate Designating Registered Agent.

Please stamp the duplicate copy of the above-described instruments and return to us in the enclosed self addressed envelope.

Sincerely yours,

  
Dianne Cosby

/dwc  
Enclosures

## **ARTICLES OF INCORPORATION**

### **Weston Community Homeowners Association, Inc.**

The undersigned incorporator of a non-profit corporation under Chapter 617 of the Florida Statutes does hereby adopt the following articles of incorporation for such corporation:

#### **ARTICLE I Corporate Name**

The name of the corporation (hereinafter called the "Association") is

**Weston Community Homeowners Association, Inc.**

#### **ARTICLE II Corporate Office and Mailing Address**

The street address of the principal office of the Association will be:

752 Blanding Boulevard,  
Suite 110  
Orange Park Florida 32065

The mailing address for the Association will be:

8818 Goodbys Executive Drive, Suite 100  
Jacksonville, Florida 32217-4692

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#### **ARTICLE III Duration**

Existence of the Association shall commence as of filing with the Secretary of State. The Association shall exist in perpetuity.

#### **ARTICLE IV Purpose and Powers of the Association**

This Association does not contemplate pecuniary gain of profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and control of the stormwater retention system (including the lake) and all common area within that certain property described as:

All lots in WESTON, according to plat thereof recorded in Plat Book 63, Pages 106 through 109, of the public records of Duval County, Florida.

Any additions thereto as may hereafter be brought within the jurisdiction of this Association for the purposes to:

(a) Exercise all privileges of the "Community Association" as set forth in the *Declaration of Covenants, Conditions, Restrictions & Easements for Weston* to be recorded in the public records of Duval County Florida, as the same may be amended or supplemented from time to time, (the "Declaration"). In particular, and not in limitation, the Association shall operate, maintain and manage the stormwater management system(s) in a manner consistent with the applicable St. Johns River Water Management District Permit requirements and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained therein and the restrictions and covenants contained therein.

(b) Assess, levy, and collect, and enforce payment by any lawful means of, all charges and assessments pursuant to the terms of the Declaration; and pay all expenses in connection therewith, including the costs of maintenance and operation of the stormwater management systems, including but not limited to, work within retention areas, drainage structures and drainage easements, and expenses incidental to the conduct of the business of the Association, and also including all licenses, taxes, or governmental charges levied on or imposed against the Association as well as insurance maintained by the Association;

(c) Acquire, own, maintain, convey, sell, lease, transfer, or otherwise dispose of real property and personal property in connection with the affairs of the Association;

(d) Borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed, or debts incurred.

(e) Dedicate sell or transfer all or any part of the Common Area to any public agency authority or utility for such purposes and subject to such condition as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer.

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Lake Area, provided that any such merger, consolidation or annexation have the assent of two-thirds (2/3) of each class of members.

(g) Have and to exercise any and all powers rights and privileges that a non-profit corporation organized under Chapter 617 Florida Statutes, by law may now or hereafter have or exercise.

**ARTICLE V**  
**Registered Agent and Street Address of Registered Office**

The initial registered agent will be:

Ansbacher & McKeel, P.A.

and the registered office for such agent will be at:

8818 Goodbys Executive Drive, Suite 100  
Jacksonville, Florida 32217-4692

**ARTICLE VI**  
**Name and Address of Incorporator**

The name and address of the incorporator is:

Barry B. Ansbacher  
8818 Goodbys Executive Drive, Suite 100  
Jacksonville, Florida 32217

**ARTICLE VII**  
**Membership**

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot shown on the Plat of WESTON, a subdivision, according to the plat thereof recorded in Plat Book 63, Pages 106 through 109, inclusive of the public records of Duval County, Florida, or in any other lot made subject to the Declaration (individually referred to as a "Lot" and collectively referred to as the "Lots") shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association. In addition the Declarant, its successors and assigns is also a Member of the Association.

**ARTICLE VIII**  
**Voting Rights**

There will be 2 classes of membership as follows:

(a) Class A. Class A Members are all owners of Lots with the exception of the Developer, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any lot.

(b) Class B. The Class B Members shall be the Developer (as defined in the Declaration) who shall be entitled to 8 votes, in all matters, for each Lot owned. The Class B

membership shall cease and be converted to Class A membership three months after the first to occur of the following events:

(i) The total votes outstanding the Class A membership equals the total votes outstanding in the Class B membership;

(ii) the voluntary conversion of the Class B membership to Class A membership by the election of the Developer; or

(iii) Ninety percent of the Lots within Weston (and within any additional properties) now or hereafter made subject to the Declaration have been conveyed by the Developer excluding for such purpose conveyances made to a successor Developer.

## **ARTICLE IX**

### **Board of Directors**

The affairs of this Association shall be managed by a Board of Directors not less than three (3) nor more than nine (9) Directors, who shall need not be members of the Association. The number of directors may be changed by amendment of the by-laws of the Association. The names and Business addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

Lawrence D. Nichols  
752 Blanding Boulevard,  
Suite 110  
Orange Park Florida 32065

D. Wayne Nichols  
752 Blanding Boulevard,  
Suite 110  
Orange Park Florida 32065

J. Douglas Nichols  
752 Blanding Boulevard,  
Suite 110  
Orange Park Florida 32065

At the first annual meeting the members shall elect three directors for a term of one year, three directors for a term of two years and three directors for a term of three years; and at each meeting thereafter the members shall elect three directors for a term of three years.

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**ARTICLE X**  
**Corporate Officers**

The Board of Directors shall elect the following officers:

President, Vice President, secretary and treasurer, and such other officers as the by-laws of this Association may authorize the Directors to elect from time to time. Initially, such officers shall be elected at the first annual meeting of the Board of Directors. Until such election is held, the following persons shall serve as officers:

**President**  
Lawrence D. Nichols

**Vice President**  
D. Wayne Nichols

**Secretary**  
J. Douglas Nichols

**Treasurer**  
J. Douglas Nichols

**ARTICLE XI**  
**Amendment to By-Laws**

The bylaws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of a majority of quorum of members present, in person, or by proxy, except that the federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is Class B membership. that the initial bylaws of the Association shall be made and adopted by the board of directors.

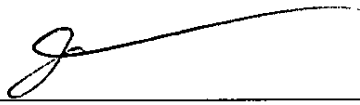
**ARTICLE XII**  
**Amendments to the Articles of Incorporation**

Amendments to these articles of incorporation may be proposed by any member of the Association. These articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose, on the affirmative vote of 75 percent (75%) of the entire membership.

**ARTICLE XIII**  
**Dissolution**

The association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than the incident of merger or consolidation, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust, or other organization organized and operated for such similar purposes. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the stormwater management system must be transferred to and accepted by an entity which would comply with Section 40-C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

IN WITNESS WHEREOF, the undersigned incorporator of this Corporation has hereunto set his hand and seals this 19th day of May 2009.

  
\_\_\_\_\_  
Barry B. Ansbacher, Incorporator




CERTIFICATE

DESIGNATING REGISTERED AGENT AND PLACE OF BUSINESS FOR THE  
SERVICE OF PROCESS WITHIN THIS STATE

Pursuant to Section 48.091, Florida Statutes, the following is submitted:

That Weston Community Homeowners Association, Inc., desiring to organize under the laws of the State of Florida with its registered office, as indicated in the Articles of Incorporation, in the City of Jacksonville, County of Duval, State of Florida, has named Ansbacher & McKeel, P.A., a Florida professional association, 8818 Goodbys Executive Drive, Jacksonville, Florida 32217-4692, as its agent to accept service of process within the State of Florida.



Barry B. Ansbacher, Incorporator

ACKNOWLEDGMENT

Having been named to accept service of process for the above-named corporation, at the place designated in this Certificate, the undersigned accepts such appointment and agrees to act in this capacity, and to comply with the provisions of law relating to keeping said office open.

Ansbacher & McKeel, P.A.  
a Florida professional association

By: 

Barry B. Ansbacher, President

"Registered Agent"

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