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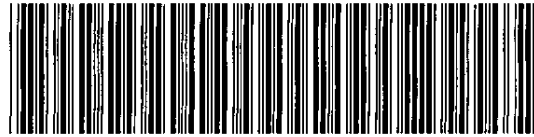
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2009 MAY 22 A 11:40

DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

COVER LETTER

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

SUBJECT: The Cove Community Dock 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: Cheryl Everett
Name (Printed or typed)

1355 Market Street, Suite A-2
Address

Tallahassee, FL 32312
City, State & Zip

850-906-9213
Daytime Telephone number

tallydiamond@aol.com ✓
E-mail address: (to be used for future annual report notification)

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

**ARTICLES OF INCORPORATION
OF
THE COVE COMMUNITY DOCK ASSOCIATION, INC.
A CORPORATION NOT-FOR-PROFIT**

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Pursuant to Chapter 617, Florida Statutes, the undersigned, desiring to form a corporation not for profit under the laws of the State of Florida, hereby executes and adopts the following Articles of Incorporation (hereinafter "Articles").

**ARTICLE I
NAME AND PRINCIPAL OFFICE**

The name of this Association shall be The Cove Community Dock Association, Inc., a corporation not-for-profit organized under Chapter 617, Fla. Stat. (hereinafter "Association"). The principal office of the Association shall be located at 1355 Market Street, Suite A-2, Tallahassee, Florida 32312, or at such other place as may be designated from time to time by the Board of Directors.

**ARTICLE II
PURPOSE**

The purposes of the Association are and shall be to own, construct, maintain, repair and operate a dock facility with all attendant accessories to be located on properties owned by the Association as well as any other actions as are authorized by law and necessary for purposes of advancing the interests of the Association and its members.

**ARTICLE III
POWERS**

The powers of the Association shall include and be governed by the following:

3.1 The Association shall have all of the common law and statutory powers granted to it under Florida law, as the same may be amended or supplemented from time to time, which are not in conflict with the terms set forth in these Articles.

3.2 The Association shall have all of the powers reasonably necessary to exercise its rights and powers and implement its purposes.

3.3 All funds and title to all property held or acquired by the Association and the proceeds thereof shall be held in the name of the Association for the benefit of the Members. Nothing herein shall prohibit the Association from reimbursing its directors, officers, committee Members, and employees for all expenses reasonably incurred in performing service rendered to the Association.

**ARTICLE IV
MEMBERSHIP IN ASSOCIATION**

Membership. The Owners of Lots 12 and 13 in The Cove at Lake Hall subdivision located in Leon County shall be Members of the Association.

**ARTICLE V
TERM OF EXISTENCE**

Perpetual Existence. The Association shall be of perpetual existence.

**ARTICLE VI
OFFICERS AND DIRECTORS**

6.1 Election of Officers. The affairs of this Association shall be managed and conducted by a President, one or more Vice Presidents, a Secretary and a Treasurer, and such other officers as may be prescribed and fixed by the Board of Directors.

6.2 Board of Directors. The Board of Directors of the Association shall consist of not less than three (3) nor more than five (5) directors, the exact number to be fixed from time to time as set forth in the Bylaws of the Association. The Board of Directors shall be elected as may be provided in the Bylaws. Immediately following the adjournment of the annual meeting of the Association, the Board of Directors shall thereupon elect the officers of the Association. The date, time and place for holding the annual meetings of both the Members and Board of Directors shall be as set forth in the Bylaws. Special meetings may be called in accordance with the provisions of the Bylaws. The affairs of the Association shall be managed initially by the following officers:

<u>Name</u>	<u>Address</u>
Cheryl Everett (President)	1355 Market Street, Suite A-2 Tallahassee, Florida 32312
Benjamin Phipps (Secretary/Treasurer)	201 South Monroe Street, Suite 400 Tallahassee, Florida 32301
Ursula Carmichael (Vice-President)	1400 Village Square Blvd., #3402 Tallahassee, Florida 32312

and a Board of Directors consisting of the above named officers, until the first annual meeting of membership and directors and until their successors are elected and qualified.

**ARTICLE VII
REGISTERED AGENT**

The Registered Agent for service of process for the Association shall be:

Cheryl Everett
1355 Market Street, Suite A-2
Tallahassee, Florida 32312
(850) 906-9213

**ARTICLE VIII
AMENDMENTS**

8.1 Amendment to Articles. The Association shall have the right to amend these Articles at any time upon the affirmative vote (in person or by proxy) or written consent or any combination thereof, of Members holding not less than a majority of the total votes of those present at a duly called meeting of the Members. Amendments may be proposed by resolution approved by a majority of the Board of Directors; provided, however, that no amendment shall make any changes in the qualifications for Membership in the Association nor the voting rights of the Members, without approval in writing by all Members and the joinder of all record owners of mortgages upon the Lots.

8.2 Amendment to Bylaws. The Bylaws of the Association are to be made, altered or rescinded by the Board of Directors of the Association. The Bylaws of the Association may be adopted by the Board of Directors at a meeting to be called for that purpose by the President or Vice-President or at the first annual meeting of the Board of Directors. Such Bylaws may be altered or rescinded at an annual meeting of the Board of Directors without notice. Any alteration or rescission of the Bylaws shall be made in the manner set forth in the Bylaws.

**ARTICLE IX
INCORPORATOR**

The name and address of the incorporator to these Articles of Incorporation is as follows:

Cheryl Everett
1355 Market Street, Suite A-2
Tallahassee, Florida 32312

IN WITNESS WHEREOF, the incorporator has affixed her signature to the
Articles of Incorporation this 21 day of May, 2009.

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2009 MAY 22 A H: 40

INCORPORATOR: SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Cheryl Everett
Cheryl Everett

STATE OF FLORIDA

COUNTY OF LEON

THE FOREGOING ARTICLES OF INCORPORATION WERE
ACKNOWLEDGED BEFORE ME THIS 21st DAY OF MAY, 2009, BY CHERYL
EVERETT ON BEHALF OF THE COVE COMMUNITY DOCK ASSOCIATION,
INC., who is personally known to me or has provided _____ identification.



[Signature]
Notary Signature
Stamp/Seal:

CONSENT OF REGISTERED AGENT

Having been named as Registered Agent for the Association at the office designated in the foregoing Articles, I am familiar with the duties and obligations of Registered Agent and I hereby agree to act in this capacity and to comply with all statutes relative to the proper and complete performance of my duties.

REGISTERED AGENT:

Cheryl Everett
Cheryl Everett

Address:
1355 Market Street, Suite A- 2
Tallahassee, Florida 32312