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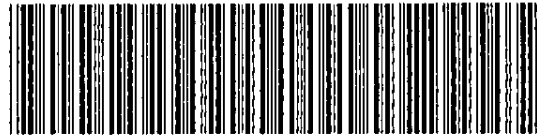
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10 JUL -8 AM 10:04
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

APPROVED
AND
FILED

Handwritten signature/initials

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

MOSSY BACK PRESERVE LOT

OWNER'S ASSOCIATION, INC.

Signature _____

Requested by: *Jeth* *2/8* *11:00*

Name _____

Date _____

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- ☒ Art of Inc. File _____
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- _____ Dissolution / Withdrawal _____
- _____ Annual Report / Reinstatement _____
- ☒ Cert. Copy _____
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- _____ Corp Record Search _____
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- _____ UCC 1 or 3 File _____
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ARTICLES OF INCORPORATION

OF

MOSSY BACK PRESERVE LOT OWNER'S ASSOCIATION, INC.

(a Florida Corporation Not For Profit)

APPROVED
AND
FILED

10 JUL -8 AM 10:04

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We the undersigned, with other persons being desirous of forming a corporation for nonprofit purposes, under the provisions of Chapter 617 of the Florida Statutes, to agree to the following:

ARTICLE I.

Name. The name of the corporation is **MOSSY BACK PRESERVE LOT OWNER'S ASSOCIATION, INC.** whose principal address shall be 905 Ponder Avenue, Sarasota, FL 34232.

ARTICLE II.

Purposes. The general nature of the objectives and purposes of this corporation shall be to fulfill the objectives of the Declaration of Covenants and Restrictions for **MOSSY BACK PRESERVE SUBDIVISION** recorded on the Public Records of Manatee County, Florida. To purchase or lease and to maintain and operate lands, private roads, lakes, surface water management system facilities, retention and detention ponds, and improvements as incidental to the above purposes on a nonprofit basis, and with none of the assets to accrue to the organizers, officers, directors, or members of this corporation upon dissolution and for the purpose that this corporation shall be exempt from taxation from all governmental units whatsoever. To establish a budget and to fix assessments pursuant to the Restrictions for the purpose of defraying the expenses and costs of effectuating the objects and purposes of the Association and to create reasonable reserves for such expenditures. In accomplishing such Purposes, the corporation shall have all of the following duties and powers;

- A. The duty and power to maintain the Ditch "A" Easement and, the "Surface Water Management System Facilities" as defined in the Declaration of Restrictions for **MOSSY BACK PRESERVE SUBDIVISION**, as recorded at Plat Book _____, Page _____, of the Public Records of Manatee County, Florida, with all operation, maintenance and re-inspection reporting as required under the terms and conditions of any applicable Environmental Resource Permit.
- B. To prohibit construction in and to or modification of the Surface Water Management System Facilities in any way inconsistent with the rules and requirements of any applicable regulatory agency of the State of Florida.
- C. To prohibit the removal, cutting, trimming or spraying with herbicide of plants located within any wetland mitigation area, as defined in Section 1.7.24 of Environmental Resource Permitting Regulations promulgated by the Southeast Florida Water Management District

(the District) or any wet detention pond within the subdivision unless and until (1) there is specific written approval thereof from the District, or (2) such construction and maintenance activities are consistent with the design and permit conditions approval by the District in the Environmental Resource Permit.

- D. Assessing and collecting assessed funds for operation, maintenance and replacement of the Surface Water Management System Facilities.

ARTICLE III.

Qualification of Members. The membership of this corporation shall constitute all persons thereafter named as subscribers and directors and such other persons as from time to time are owners of a lot, lots, or portions of a lot in **MOSSY BACK PRESERVE SUBDIVISION**, Manatee County, Florida.

The membership of any member in the Association shall automatically terminate upon conveyance or other divestment of title to such member's lot, or portion thereof, except these nothing herein contained shall be construed as terminating the membership of any member who may own another lot or other portions of a lot so long as the member owns at least one lot or a portion thereof.

The interest of a member in the funds and assets of the Association may not be assigned, hypothecated or transferred in any manner, except as an appurtenance to the lot, or portion thereof, which is the basis for his membership in the Association.

ARTICLE IV.

Term of Existence. This corporation is to exist perpetually unless sooner dissolved by law.

ARTICLE V.

Subscribers: The names and residences of the subscribers to these Articles are:

FREEMAN MULLET	905 Ponder Avenue Sarasota, FL 34232
SANDRA F. MULLET	905 Ponder Avenue Sarasota, FL 34232

ARTICLE VI.

Officers.

1. The officers of the corporation shall be a President, a Vice President, a Secretary, and Treasurer (or Secretary-Treasurer) and such other officers as may be provided in the By-Laws.

2. The names of the persons who are to serve as officers of the corporation until the first meeting of the Board of Directors are:

President/Director	FREEMAN MULLET
Vice President/Director	SANDRA F. MULLET
Secretary	SANDRA F. MULLET
Treasurer	FREEMAN MULLET

3. The officers shall be elected at the annual meeting of the Board of Directors or as provided in the By-Laws.

ARTICLE VII.

Board of Directors.

1. The business affairs of this corporation shall be managed by the Board of Directors. This corporation shall have 2 (two) directors initially. The number of directors may be increased from time to time by the By-Laws but never be less than two.
2. The Board of Directors shall be members of the corporation.
3. Members of the Board of Directors shall be elected to hold office in accordance with the By-Laws.
4. The names and addresses of the persons who are to serve as directors for the ensuing year or until the first annual meeting of the corporation are:

FREEMAN MULLET	905 Ponder Avenue Sarasota, FL 34232
SANDRA F. MULLET	905 Ponder Avenue Sarasota, FL 34232

ARTICLE VIII.

Bylaws. The Bylaws of the corporation may be made, altered or rescinded by a three-fourths (3/4) vote of the members of this corporation, with all the owners of each lot casting a single vote, provided there shall be no modification or rescission of said By-Laws affecting the Surface Water Management System Facilities unless said modification or rescission shall have been approved in advance by the District.

ARTICLE IX.

Amendments.

1. These Articles of Incorporation may be amended at a special meeting of the membership

called for the purpose by a three-fourths (3/4) vote of the members of the Association, with the owners of each lot casting a single vote, provided there shall be no modification or rescission of said Articles of Incorporation affecting the Surface Water Management System Facilities unless said modification or rescission shall have been approved in advance by the District.

2. Amendments may also be made at a regular meeting of the membership upon notice given as provided by the By-Laws of intention to submit such amendments. The location of this corporation shall be at 15700 Sugar Bowl Road, Myakka City, FL 34251, County of Manatee, and State of Florida.
3. If the corporation is dissolved, the control or access to the property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility, and, if not accepted, then such facilities shall be conveyed to a non-profit corporation similar to this association.

ARTICLE X.

Nonprofit Status.

1. No part of the net earnings of the corporation shall inure to the benefit of any individual or member.
2. The corporation shall not carry on propaganda or otherwise act to influence legislation.

ARTICLE XI.

Dues. The amount of yearly dues and assessments payable by members shall be such amount as may be determined from time to time by the Board of Directors, and shall be sufficient to create reserves necessary for expenses for the ensuing year and a reasonable annual reserve for anticipated major capital repairs, maintenance, improvements, and replacements, for operation and Surface Water Management Facilities as required in the Declaration of Restrictions for Mossy Back Preserve Subdivision, and required monitoring and maintaining of wetland mitigation areas, if any, within the subdivision.

ARTICLE XII.

Powers. In order to promote the purposes of this corporation, it may acquire property by grant, gift, purchase, devise or bequest and hold and dispose of such property as the corporation shall require for the benefit of the members and not for pecuniary profit; establish rule and regulations necessary to accomplish its responsibilities; to sue and be sued; to contract for services to provide operation and maintenance of the surface water management system facilities; and to take any other action necessary for the purposes for which the corporation is organized.


ARTICLE XIII.

Meetings.

1. The annual meeting for the election of members of the Board of Directors shall be held as may be provided in the By-Laws.
2. The corporation may provide in its By-Laws for the holding of additional regular meetings and any special meetings and shall provide notice of all such meetings.
3. A majority of the board of members shall constitute a quorum for the holding of any meeting.

IN WITNESS WHEREOF, we, the undersigned subscribing incorporators have hereunto set our hands and seals this 7th day of July, 2010, for the purpose of forming this corporation not for profit under the laws of the State of Florida.

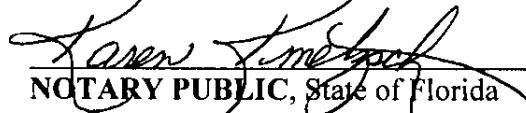

FREEMAN MULLET, Incorporator


SANDRA F. MULLET, Incorporator

STATE OF FLORIDA
COUNTY OF MANATEE

On this 7th day of July, 2010, personally appeared before me **FREEMAN MULLET and SANDRA F. MULLET, Incorporators**, known to me and to me known to be the person described in and who executed the foregoing, and he acknowledged before me that he executed the same freely and voluntarily and for the purposes therein described.

WITNESS my hand and seal at said County and State, the day and year last above written.


NOTARY PUBLIC, State of Florida

MY COMMISSION EXPIRES:



(SEAL)

CERTIFICATE OF REGISTERED OFFICE
AND DESIGNATION OF REGISTERED AGENT

In pursuance of Chapter 607.034, Florida Statutes, the following is submitted, in compliance with said Act:

1. The Principal Office of **MOSSY BACK PRESERVE LOT OWNER'S ASSOCIATION, INC.**, a nonprofit corporation duly organized and existing under the laws of the State of Florida is: 905 Ponder Avenue, Sarasota, FL 34232.
2. The Registered Office of this corporation is: 905 Ponder Avenue, Sarasota, FL 34232.
3. The Registered Agent of this corporation is:

FREEMAN MULLET	905 Ponder Avenue Sarasota, FL 34232
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4. The name and address and respective office of each member of the Board of Directors of this corporation are:

FREEMAN MULLET	905 Ponder Avenue Sarasota, FL 34232
SANDRA F. MULLET	905 Ponder Avenue Sarasota, FL 34232

5. The name and address of each subscriber to these Articles of Incorporation are:

FREEMAN MULLET	905 Ponder Avenue Sarasota, FL 34232
SANDRA F. MULLET	905 Ponder Avenue Sarasota, FL 34232

MOSSY BACK PRESERVE LOT OWNER'S ASSOCIATION, INC.

By: 
FREEMAN MULLET, Corporate Officer

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above names corporation, at the place designated in this Certificate, I hereby accept such designation to act in this capacity, and agree to comply with the provisions of said Act relative to keeping said office open.


FREEMAN MULLET, Registered Agent

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

10 JUL - 8 AM 10:04

APPROVED
AND
FILED