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Account Number : I20090000056  
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**FLORIDA PROFIT/NON PROFIT CORPORATION  
HALLAR EAST AIRPARK COMMUNITY OWNERS ASSOCIATION  
IN**

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**ARTICLES OF INCORPORATION  
OF  
HALLAR EAST AIRPARK COMMUNITY OWNERS ASSOCIATION, INC.**

In compliance with the requirements of Chapter 617, *Florida Statutes*, the undersigned hereby files these Articles of Incorporation for the purpose of forming a corporation not-for-profit and do hereby certify:

**ARTICLE I**

**NAME**

The name of the corporation is Hallar East Airpark Community Owners Association, Inc. ("Association").

**ARTICLE II**

**PRINCIPAL OFFICE**

The principal office of the Association is located at 319 Oak Drive South, Fleming Island, Florida 32003.

**ARTICLE III**

**REGISTERED AGENT AND ADDRESS**

Patrick D. Lee, whose address is 319 Oak Drive South, Fleming Island, Florida 32003, is hereby appointed the initial registered agent of this Association.

**ARTICLE IV**

**PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots, Easements and Common Areas within that certain tract of property described in that certain Declaration of Covenants, Easements and Restrictions ("Declaration"), recorded or to be recorded in the public records of Clay County, Florida, and to promote the health and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

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(a) exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in the Declaration as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) operate, maintain, repair and manage any Stormwater Management System in a manner consistent with the requirements and applicable rules of the St. Johns River Water Management District;

(c) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(d) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(e) 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;

(f) 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 conditions 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;

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

(h) enforce the provisions of the Declaration, including without limitation, any provisions relating to a Stormwater Management System.

(i) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

## ARTICLE V

### MEMBERSHIP

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Every person or entity who is a record owner of a fee or undivided fee interest to any Lot which is subject to covenants of record to assessment by the Association shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

## ARTICLE VI

### VOTING RIGHTS

The Association shall have one class of voting membership:

Class A. Class A members shall be all owners, 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.

## ARTICLE VII

### BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) directors who need not be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>Name</u>	<u>Address</u>
Pat Lee	319 Oak Drive South Fleming Island, Florida 32003
Edward E. Witt	4501 Ortega Farms Circle Jacksonville, Florida 32210
Daniel E. Weseman	5412 Airpark Loop East Green Cove Springs, Florida 32043

At the first annual meeting, members shall elect all three Board Officers, and each Officer shall serve a term of one year in accordance with the By-laws of the Association. Board Officers may serve concurrent terms if re-elected by the membership at the annual meetings.

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## ARTICLE VIII

### 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 incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was create. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

## ARTICLE IX

### RULES OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

In the event of termination, dissolution or final liquidation of this Association, the responsibility for the operation and maintenance of any Stormwater Management System must be transferred to and accepted by an entity which would comply with Section 40C42.027 F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

## ARTICLE X

### DURATION

The corporation shall exist perpetually.

## ARTICLE XI

### AMENDMENTS

Amendment of these Articles shall require the assent to seventy-five percent (75%) of the entire membership.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Association has executed these Articles of Incorporation as of the 30 day of August 2010.

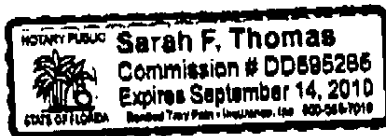
  
\_\_\_\_\_  
PATRICK D. LEE

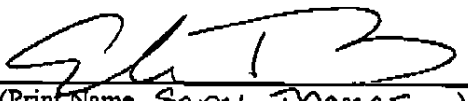
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STATE OF FLORIDA       }  
                                      }SS  
COUNTY OF Duval       }

The foregoing Articles of Incorporation were acknowledged before me this 30<sup>th</sup> day of August 2010, by Patrick D. Lee, as Incorporator.



  
(Print Name Sarah Thomas)  
NOTARY PUBLIC  
State of Florida at Large  
Commission # DD595265  
My Commission Expires:  
Personally known X  
or Produced I.D. \_\_\_\_\_  
[check one of the above]  
Type of Identification Produced \_\_\_\_\_


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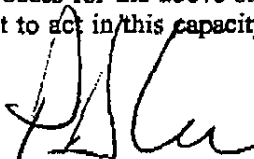
**CERTIFICATE NAMING AGENT UPON WHOM PROCESS  
MAY BE SERVED**

In compliance with Section 48.091, Florida Statutes, the following is submitted:

**HALLAR EAST AIRPARK COMMUNITY OWNERS ASSOCIATION, INC.**, a corporation duly organized and existing under the laws of the State of Florida, with principal office, as indicated in the Articles of Incorporation in Duval County, State of Florida, hereby names Patrick D. Lee, located at 319 Oak Drive South, Fleming Island, Florida 32003, as its agent to accept service of process within this state.

  
\_\_\_\_\_  
Patrick D. Lee, IncorporatorDate: August 30, 2010

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with provisions relative to said office.

  
\_\_\_\_\_  
Patrick D. Lee, Registered AgentDate: August 30, 2010

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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