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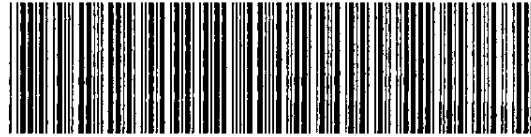
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2011 MAR 21 PM 12:45

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TRANSMITTAL LETTER

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

SUBJECT: AMELIA LANDINGS AT CANNON CREEK HOMEOWNERS 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

☐ \$122.50
Filing Fee
& Certified Copy

☐ \$131.25
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Audrey S. Bullard
Name (Printed or typed)
P.O. Box 1733
Address
Lake City, FL 32056
City, State & Zip
386-755-4050
Daytime Telephone number

2011 MAR 21 PM 12:45
SECRETARY OF STATE
TALLAHASSEE, FL 32314

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

Please return the photocopy to me with the filing date stamped on it.

ARTICLES OF INCORPORATION
OF
AMELIA LANDINGS AT CANNON CREEK
HOMEOWNERS ASSOCIATION, INC.
(a corporation not for profit)

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2011 MAR 21 PM 12:45
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, acting as incorporators of a corporation pursuant to Chapter 617 and 720 of the Florida Statutes, adopt the following Articles of Incorporation for the corporation:

ARTICLE I
NAME

The name of the corporation shall be Amelia Landings at Cannon Creek Homeowners Association, Inc.

ARTICLE II
ADDRESS OF ASSOCIATION

The street address of the office is 2753 E. U.S. Hwy 90, Lake City, Florida 32056 and the mailing address of this corporation is P.O. Box 1733, Lake City, FL 32056-1733.

ARTICLE III
PURPOSE OF ASSOCIATION

The general nature, objects and purposes of the Association shall be:

A. To promote the health, safety and social welfare of the owners of the property described as Amelia Landing Subdivision according to the Plat thereof filed among the public records of Columbia County, Florida, and the owners of the property units thereof platted subsequent to the date hereof;

B. To provide for the improvement, maintenance and preservation of said property;

C. To administer and enforce all of the terms and conditions of that Declaration of Covenants and Restrictions on Amelia Landing Subdivision and all subsequently platted units thereof, together with those matters and things shown on the recorded plats of said subdivision and subsequently platted units.

D. To operate without profit for the sole and exclusive benefit of its members.

ARTICLE IV
POWERS OF ASSOCIATION

The Association shall have all the powers set forth in Chapters 617 and 720, Florida Statutes, including but not limited to, the following:

A. To exercise and enforce all of the powers, privileges and duties set forth in the above described Declaration as it presently exists and as it may be amended, together with those contained in like declarations applicable to subsequently platted units;

B. To establish, levy, collect and enforce payment of all fees, dues, charges or assessments pursuant to the terms of the aforesaid Declaration or By-laws of the Association for all of the purposes of the Association and to create and establish reasonable reserves for the purposes;

C. To pay all expenses incident to the conduct of the business of the Association;

D. To promulgate or enforce rules, regulations, by-laws, covenants, restrictions or agreements to effectuate all of the purposes for which the Association is organized;

E. To purchase, lease, hold, sell, mortgage or otherwise acquire or dispose of real or personal property and to enter into, make, perform or carry out contracts of every kind with any person, firm, corporation or association;

F. To charge recipients for services rendered by the Association and the user for the use of Association property where such is deemed appropriate by the Association;

G. To pay taxes and other charges, if any, on or against any property owned, used or accepted by the Association;

H. To borrow money and to make, accept, endorse, execute and issue debentures, promissory notes or other obligations of the Association for money borrowed or in payment for property acquired or for any of the other purposes of the Association and to secure the payments for such obligations by mortgages, pledges or other instruments of trust, by liens upon or assignment of or agreement in regard to all or any part of the property rights or privileges of the Association;

I. To exercise any and all powers, rights and privileges which a corporation organized under the laws of the State of

Florida with regard to corporations not for profit may now or hereafter have or exercise under said laws.

J. The Association shall operate, maintain and manage the Surface Water or Storm Water Management System(s) in a manner consistent with any Suwannee River Water Management District ("District") Permit and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which related to the Surface Water or Storm Water Management System(s).

K. The Association shall levy and collect adequate assessments against the member of the Association for the costs of maintenance and operation of the Surface Water or Storm Water Management System(s).

ARTICLE V **MEMBERSHIP**

The members of the Association shall consist of the fee simple owners of the platted lots of Amelia Landings Subdivision according to the plat thereof recorded among the public records of Columbia County, Florida, and the owners of the platted lots in subsequently platted units thereof. Membership shall be as a result of the ownership of a platted lot and may not be separated from such ownership. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation.

ARTICLE VI
VOTING RIGHTS

The Association shall have two classes of voting members:

Class A - Initially, the Class A members of the Association shall be the Owners of Lots as defined in Section 1.7 Article I of the Declaration, located in the Subdivision with the exception of the Declarant. If the same Owner owns more than one Lot, Such Owner shall be a Class A Member and shall have membership privileges and pay the assessments with respect to each Lot so owned. Class A Members shall be a non-voting membership except on such matters and in such events as hereinafter specified. Class A Members shall be entitled to full voting privileges at such time as the Class B membership, as hereinafter defined, shall terminate and cease to exist. Before the termination of such Class B membership, Class A Members shall be entitled to vote only on (i) any proposal to change the method of determining the amount of the annual assessment to be levied by the Association; (ii) any proposal to change the method of approving the annual assessment; (iii) the annual budget and the regular annual assessments therefore as provided in the Declaration; (iv) any proposal to subject additional properties, other than by Declaration (or its mortgagee or assignee as herein provided), to the provisions of the Declaration and the jurisdiction of the Association; (v) any proposal to dedicate or transfer all or any part of the real property of the Association to any public agency or authority; (vi)

any proposal of merger, consolidation or dissolution; (vii) except as otherwise specifically provided herein, any proposal to amend the Articles of Incorporation; and (viii) any proposal to subject any real property owned by the Association to any mortgage. When entitled to vote, Class A Members shall be entitled to one vote for each Lot owned. When more than one person owns a Lot, the vote for such Lot shall be exercised as they among themselves determine, but, in the event of disagreement among such persons and an attempt by two or more of them to cast such vote or votes, such persons shall not be recognized and such vote or votes shall not be counted. Prior to the termination of such Class B membership, all other matters shall be determined solely by a vote of the Class B Member.

Class B - The sole Class B Member of the Association shall be the Declarant, as defined in the Declaration. Class B membership shall be a full voting membership with one vote for each lot owned, and during its existence, any act of the Association requiring the approval or affirmative vote of the membership, including those matters on which Class A members are entitled to vote as set forth above, shall not be valid unless approved by a vote of the Class B Member. Class B membership shall terminate and cease to exist at the sale by Declarant of all Lots in the Subdivision, as well as all Lots that the Declarant may own in a subdivision that is hereafter made subject to this Declaration as hereinafter provided in Article XIV of the Declaration, or earlier, upon Declarant's

transfer of all its rights as a Class B Member to the Association as provided herein.

ARTICLE VII
BOARD OF DIRECTORS

The business and affairs of the Association shall be managed by a Board of Directors consisting of not less than three (3) directors. The exact number of directors shall be fixed from time to time by the By-laws as adopted and amended by the membership of the Association. The initial Board of Directors shall consist of three (3) directors, who shall hold office until the election of their successors, and the names and addresses of the members of the first Board of Directors is as follows:

	<u>NAME</u>	<u>ADDRESS</u>
1.	Audrey Bullard	1826 SW State Road 47, Lake City, FL 32025
2.	Chris A. Bullard	520 S. Marion St., Lake City, FL 32055
3.	Holly C. Hanover	218 NW Patriot Ct., Lake City, FL 32055

ARTICLE VIII
OFFICERS

The officers of the Association shall be a President, a Vice President, a Secretary, a Treasurer, and such other officers as the Board of Directors may from time to time, by resolution, establish.

Any two or more offices may be held by the same person except the offices of President and Secretary may not be held by the same person. The officers shall be elected by the Board of Directors at

the first meeting of the Board of Directors following the annual meeting of the members of the Association. The names and addresses of the initial officers who shall serve until their successors are elected by the Board of Directors are:

President:	Audrey Bullard
Vice President:	Chris A. Bullard
Secretary/Treasurer:	Holly C. Hanover

ARTICLE IX **DURATION**

The corporation shall be perpetual existence.

ARTICLE X **BYLAWS**

The members of the Association shall adopt By-Laws consistent with these Articles and said By-Laws may be amended, altered or rescinded by the majority vote of the members of the Association. Should a conflict exist or arise between any of the provisions of the Articles of Incorporation and the provisions of the Bylaws, the provisions of the Articles of Incorporation shall control.

ARTICLE XI **CONTRACTS BETWEEN ASSOCIATION AND OFFICERS/DIRECTORS**

No contract or transaction between the Association and one or more of its officers or directors or between the Association and any other legal entity in which one or more of the officers or directors of the Association are interested in any manner, shall be

invalid, void or voidable solely for that reason, or solely because an officer or director of the Association is present at or participates in the meeting of the Board of Directors of the Association or any committee thereof which authorized such a contract or transaction, or solely because of the vote of such officer or direction in connection therewith. No officer or director of the Association shall incur a liability by reason of the fact that such officer or director is or may be interested in any such contract or transaction. Interested directors may be counted in determining the presence of a quorum at the meeting of the Board of Directors or any committee thereof with authorizes contracts or transaction.

ARTICLE XII DISSOLUTION

This Association may be dissolved upon the written consent of three-fourths (3/4) of the votes entitled to be cast by the membership of the Association. 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 and shall be used for purposes similar to those for which this Association was created. In the event that such dedication is refused or in the event that those persons voting for dissolution so indicate, such assets shall be granted, conveyed or assigned to any other non-profit corporation devoted to such

similar purposes. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which complies with Section 40B-4.2035, F.A.C., and approved by the Suwannee River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE XIII
AMENDMENTS

These Articles may be altered, amended, or repealed in the following manner:

A. Notice of the proposed amendment shall be included in the notice of any meeting in which a proposed amendment is considered.

B. A resolution for the adoption of the proposed amendment may be proposed either by the Board of Directors or by the members of the Association; however, the proposed amendment shall be adopted only by at least two-thirds of the votes entitled to be cast by the members of the Association.

ARTICLE XIV
SUBSCRIBERS

The names and addresses of the subscribers to these Articles of Incorporation is:

Audrey S. Bullard
Name

2753 E US HWY 90
Address
Lake City, FL 32056
Address

ARTICLE XV
LIMITATION

As long as there is a Class B membership existing in Amelia Landings Subdivision, the following actions require prior approval of FHA/VA: Annexation of additional properties; mergers and consolidations, mortgaging of common area, dedication of common area, dissolution or amendment of the Articles of Incorporation.

ARTICLE XVI
DESIGNATION OF REGISTERED AGENT

The name and address of the initial Registered Agent is:
Audrey S. Bullard, 2753 E. U.S. Hwy 90, Lake City, Florida 32056.

IN WITNESS WHEREOF, the parties hereto have executed the
Articles of Incorporation on this 16 day of MARCH, 2010.

WITNESSES:

Holly Chanover
Print Name: Holly Chanover

Ruby R Middleton
Print Name: Ruby R Middleton

AMELIA LANDINGS AT CANNON CREEK
HOMEOWNERS ASSOCIATION, INC.,
a Florida Corporation
By: Audrey S. Bullard
Audrey S. Bullard
President

[SIGNATORY AND NOTARY ATTESTATION CONTINUED ON PAGE 12 HEREOF]

STATE OF FLORIDA
COUNTY OF Columbia

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Audrey S. Bullard in her capacity as President of Amelia Landings at Cannon Creek Homeowners Association, Inc., a Florida Corporation, to me known to be the persons described as subscribers in and who executed the foregoing Articles of Incorporation and acknowledged before me that they executed and subscribed to the same. They are personally known to me or have produced as identification.

WITNESS my hand and seal this 16 day of March, 2010.

(Seal)



Holly C Hanover
Notary Public - State of Florida at
Large
Printed Name: Holly C Hanover
My Commission Expires: 5/18/14

ACCEPTANCE OF REGISTERED AGENT

I, Audrey S. Bullard, having been named to accept service of process for the Amelia Landings at Cannon Creek Homeowners Association, Inc., desiring to organize under the laws of the State of Florida, with its principal office at 2753 E. U.S. Hwy 90, Lake City, Florida 32056, hereby accepts to act as Registered Agent for said corporation, and agrees to comply with the provisions of the Florida Statutes, to keeping open said office, and upon whom process may be served.

Audrey S. Bullard
Audrey S. Bullard
(Registered Agent)

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2011 MAR 21 PM 12:45
COLUMBIA COUNTY, FLORIDA