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**FLORIDA PROFIT/NON PROFIT CORPORATION**  
**Grace Woods West Homeowners' Association, Inc.**

Certificate of Status	0
Certified Copy	1
Page Count	06
Estimated Charge	\$78.75

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**ARTICLES OF INCORPORATION  
OF  
GRACE WOODS WEST HOMEOWNERS' ASSOCIATION, INC.  
A NONPROFIT CORPORATION**

The undersigned natural person of legal age, who is a citizen of the State of Florida, as incorporator of a corporation under Chapter 617 of the Florida Statutes, does hereby adopt the following Articles of Incorporation for such corporation:

**ARTICLE I**

The name of the corporation (called the Association) is Grace Woods West Homeowners' Association, Inc.

**ARTICLE II**

The Association is a non-profit corporation.

**ARTICLE III**

The business address and the mailing address of the association is 4568 North U.S. Highway One, Vero Beach, Florida 32967.

**ARTICLE IV**

The existence of this Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

**ARTICLE V**

The purposes for which the Association is formed are to provide for maintenance, preservation, and architectural control, and services to the residential lots and improvements thereon, and common area, within a certain subdivided tract of real property described as GRACE WOODS WEST, a Subdivision, according to the plat thereof filed in Public Records of Indian River County, Florida, and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purposes, of real property described as follows:

*(See Exhibit "A" Attached)*

In furtherance of such purposes, the Association shall have the power to:

(a) Perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions (the Declaration) applicable to the subdivision and to be recorded in the public records of Indian River County, Florida;

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(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means, including foreclosure; and 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 on the property of the Association;

(c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

(d) Borrow money and, subject to the consent by vote of written instrument of two-thirds of each class of members, mortgage, pledge, convey by deed of 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 areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds of each class of members, agreeing to such dedication, sale, or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional property and common areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument of two-thirds of each class of members;

(g) Have and exercise any and all powers, rights, and privileges that a corporation organized under chapter 617 of the Florida Statutes by law it may now or hereafter have or exercise.

(h) The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District Permit No. 4-061-108149-3 requirements and applicable District rules, and shall assist in the enforcement of the Declaration provisions which relate to the surface water or stormwater management system(s). The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system(s).

The Association is organized and shall be operated exclusively for the aforementioned purposes. The activities of the Association shall be financed by assessments on members as provided in the Declaration, and no part of any net earnings shall inure to the benefit of any member.

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**ARTICLE VI**

The street address of the initial registered office of the Association is 4568 North U.S. Highway One, Vero Beach, Florida 32967, and the name of its initial registered agent at such address is Andrew R. Bowler.

**ARTICLE VII**

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the Association, but excluding persons holding title merely as security for performance of an obligation, 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.

**ARTICLE VIII**

The directors shall be elected or appointed as stated in the By-Laws. The number of directors constituting the initial board of directors of the Association is three (3).

**ARTICLE IX**

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 would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

**ARTICLE X**

The name and street address of each incorporator is:

<i>Name</i>	<i>Address</i>
Andrew R. Bowler	4568 North U.S. Highway One Vero Beach, Florida 32967

Executed at Vero Beach, Florida, on April 26, 2011.

  
Andrew R. Bowler, Incorporator

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State of Florida  
County of Indian River

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of April,  
2011, by Andrew R. Bowler, who is personally known to me or who produced  
as identification.

Dona J. Charlton  
Notary Public



DONA J. CHARLTON  
MY COMMISSION # DD 734129  
EXPIRES: November 11, 2011  
Bonded thru Budget Notary Services

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CAPITAL CONNECTION

NO. 5209 P. 6

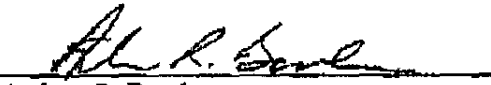
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

Pursuant to Section 48.091, Florida Statutes (1995), the following is submitted:

GRACE WOODS WEST HOMEOWNERS' ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office as designated in the Articles of Incorporation, Vero Beach, Indian River County, Florida, has named Andrew R. Bowler, located at 4568 North U.S. Highway One, Vero Beach, Florida 32963, as its agent to accept service of process within this State.

**ACKNOWLEDGMENT:**

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

  
Andrew R. Bowler  
Registered Agent

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CAPITAL CONNECTION

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EXHIBIT "A"

GRACE WOODS WEST - LEGAL DESCRIPTION

A PORTION OF TRACT 2, SECTION 26, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 25. SAID LANDS NOW LYING AND BEING IN INDIAN RIVER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 2, THENCE N89°52'07"W ALONG THE SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 328.87 FEET TO THE EAST LINE OF THE SOUTH 5 ACRES OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF SAID TRACT 2 AS DESCRIBED IN OFFICIAL RECORD BOOK 648, PAGE 2030 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE N00°21'30"E ALONG SAID EAST LINE, A DISTANCE OF 15.00 FEET TO THE NORTH LINE OF THE SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 648, PAGE 2030 AND THE POINT OF BEGINNING; THENCE N89°52'07"W ALONG SAID NORTH LINE, A DISTANCE OF 328.87 FEET TO THE WEST LINE OF THE EAST 20 ACRES OF SAID TRACT 2; THENCE S00°21'30"W ALONG SAID WEST LINE A DISTANCE OF 15.00 FEET TO AN INTERSECTION WITH THE SAID SOUTH LINE OF TRACT 2; THENCE N89°52'07"W ALONG SAID SOUTH LINE, A DISTANCE OF 133.91 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 18th AVENUE SOUTHWEST AS RECORDED IN PLAT BOOK 10, PAGE 75, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE N00°39'41"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 425.02 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 425 FEET OF SAID TRACT 2; THENCE S89°52'07"E ALONG SAID NORTH LINE, A DISTANCE OF 131.66 FEET TO AN INTERSECTION WITH THE SAID WEST LINE OF THE EAST 20 ACRES OF SAID TRACT 2; THENCE N00°21'30"E ALONG SAID WEST LINE, A DISTANCE OF 7.77 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 230 FEET OF THE SOUTH 5 ACRES OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF SAID TRACT 2; THENCE S89°46'58"E ALONG SAID SOUTH LINE A DISTANCE OF 328.86 FEET BACK TO THE EAST LINE OF THE WEST 10 ACRES OF THE EAST 20 ACRES OF SAID TRACT 2; THENCE S00°21'30"W ALONG SAID EAST LINE, A DISTANCE OF 417.27 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 193,740 SQUARE FEET OR 4.45 ACRES, MORE OR LESS.