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SECRETARY OF STATE
DIVISION OF CORPORATIONS
2011 JUN 30 PM 2:00

7/1/11

Joseph C. Grunda
96156 Captains Pointe Road
Yulee, FL 32097
904-849-3653
440-320-2692 Cell
jcgrunda@hotmail.com

June 28, 2011

Secretary of State
Division of Corporations
Post Office Box 6327
Tallahassee, FL 32314

RE: Captains Pointe Properties Homeowners Association, Inc.
a Florida Not For Profit Corporation

To Whom It May Concern:

Please find enclosed the Articles of Incorporation for Captains Pointe Properties Homeowners Association, Inc., a Florida not for profit corporation.

I have enclosed check number 096 in the amount of \$70.00 for the following costs:

Filing Fee	\$35.00
Resident Agent Fee	\$35.00

Please file the Articles of Incorporation and return your confirmation to me at the address shown above.

Thank you for your help in this matter.

Very truly yours,


Joseph C. Grunda

Enclosures

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ARTICLES OF INCORPORATION

OF

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CAPTAINS POINTE PROPERTIES HOMEOWNERS ASSOCIATION, INC.

ARTICLE I. NAME

The name of this corporation is CAPTAINS POINTE PROPERTIES HOMEOWNERS ASSOCIATION, INC. This corporation is organized as a corporation not for profit pursuant to Chapter 617, Florida Statutes.

ARTICLE II. PRINCIPAL OFFICE

The initial address of the corporation's principal office is: 96156 Captains Pointe Road, Yulee, FL 32097

ARTICLE III. DURATION

The period of the duration of this corporation is perpetual.

ARTICLE IV. PURPOSE

Section 1. The primary purpose for which this corporation not for profit is organized, is as follows:

As a membership based association of lot owners in CAPTAINS POINTE SUBDIVISION (the "Subdivision"); to provide for a homeowners association to manage and maintain common properties; to levy and collect assessments for the management and duties required of the association; to administer and enforce the covenants and restrictions affecting properties in the Subdivision; and to otherwise provide for the safety and welfare of owners within the subdivision; and further to operate and manage the surface water or stormwater management system in a manner consistent with the St. Johns River Water Management District permit Number 42-09-95484-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions for Captains Pointe Subdivision which relate to the surface water or stormwater management system.

Section 2. No part of the net earnings of the corporation shall inure to the benefit of, or be distributable to, any director or officer of the corporation or any member of the corporation or any other private individual, except that reasonable compensation may be paid for services rendered to or for the corporation affecting one or more of its purposes, and no director or officer of the corporation, or any private individual shall be entitled to share in the distribution of any of the corporation assets on dissolution of the corporation.

Section 3. Notwithstanding any other provision of these Articles of Incorporation, the corporation shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization under Chapter 617 of the Florida Statutes.

Section 4. Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provisions for the payment of all of the liabilities of the corporation, dispose of all the assets of the corporation exclusively for the purposes of the corporation in such a manner, or to such organization or organizations and operated exclusively for charitable, educational, religious or scientific purposes as shall at the time qualify as an exempt organization or organizations under Section 501 (c) (6) of the Internal Revenue Code (or the corresponding provisions of any future United States Internal Revenue Law), as the Board of Directors shall determine. Any of such assets not so disposed of shall be disposed of by the Circuit Court of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations as said Court shall determine, which are organized and operated exclusively for such purposes. Notwithstanding the foregoing, in the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or storm water 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 V. POWERS

In addition to any powers provided by Section 617.021 of the Florida Statutes, or any other Florida Statutes, the Association shall have the following powers:

Section 1. To receive by gift, devise, bequest, grant or purchase any money, security, real or personal property, or any other thing of value, absolutely or in trust, to be used, either the principal or the income therefrom, immediately or in the future, or as provided by the conditions of a trust.

Section 2. To hold, use, dispose of, invest, manage, disburse and properly account for assets subject to its control.

Section 3. To borrow or raise money, and to draw, make, accept, endorse, execute and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures and other negotiable and non-negotiable instruments and evidences of indebtedness, and to secure payment thereof and interest therein by mortgage, pledge, conveyance or other assignments in trust, in whole or in part, of the assets of the corporation, real, personal or mixed, including contract rights whether at the time owned or thereafter acquired, where the assets to be encumbered are not subject to limitations which would be prohibitive of the same.

Section 4. To operate and manage the surface water or stormwater management system in a manner consistent with the St. Johns River Water Management District permit Number 42-09-95484-1 requirements and applicable District rules.

Section 5. To do everything necessary, proper, advisable or convenient for the accomplishment of any of the purposes or the attainment of any of the objects or the furtherance of any of the powers herein set forth, and to do every other act and thing incidental thereto and connected therewith, to the extent permitted by Federal or State law.

ARTICLE VI. CAPITAL STOCK

The Corporation shall have no capital stock, and no Member shall have any right or title to any asset of the Corporation.

ARTICLE VII. MEMBERSHIP

Membership in the Association shall be open to the persons or entities owning lots in Captains Pointe Subdivision, and to no other person or persons or entities. A membership meeting shall be held annually at a time and place designated in the By-Laws of this corporation, at which meeting each member present shall be entitled to one vote per lot in determining the affairs of the corporation.

ARTICLE VIII. MANNER OF ELECTION

The affairs of the Corporation shall be managed by a Board of Directors whose election shall be as stated in the By-Laws. The Officers of the Corporation shall be elected by the Board of Directors. The office, term and manner of election of officers shall be as stated in the By-Laws.

ARTICLE IX. AMENDMENT

These Articles of Incorporation may be amended by two-thirds vote of the Board of Directors present at any meeting at which a quorum is present, such action to be effective upon filing same with the Secretary of State of the State of Florida or as is otherwise provided by law.

ARTICLE X. SUBSCRIBERS AND INITIAL BOARD OF DIRECTORS

The following natural person shall hereby subscribe to these Articles and shall serve as the incorporator and as the first member of the Board of Directors of the Corporation:

Joseph C. Grunda

96156 Captains Pointe Road
Yulee, FL 32097

ARTICLE XI. INITIAL OFFICERS

The initial officers of the Corporation who shall serve until there successors are elected by the Board of Directors are:

Joseph C. Grunda	President	96156 Captains Pointe Road Yulee, FL 32097
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Russell Tomasini	Secretary/ Treasurer	96023 Captains Pointe Road Yulee, FL 32097
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ARTICLE XII. REGISTERED AGENT

The name and address of the initial registered agent of this corporation is: Joseph C. Grunda, 96156 Captains Pointe Road, Yulee, FL 32097.

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.


Signature of Registered Agent

Date: June 28, 2011

ARTICLE XIII. INCORPORATOR

The name and address of the incorporator of this corporation is: Joseph C. Grunda, 96156 Captains Pointe Road, Yulee, FL 32097.

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to Department of State constitutes a third degree felony as provided for in Section 817.155, Florida Statutes.


Signature of Incorporator

Date: June 28, 2011

IN WITNESS WHEREOF, I, the undersigned subscribed incorporator, has hereunto set my hand and seal on this the 28th day of June, 2011, for the purposes of forming this corporation not for profit under the laws of the State of Florida.



Joseph C. Grunda

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DIVISION OF CORPORATION
2011 JUN 30 PM 2:00

STATE OF FLORIDA

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 28 day of June, 2011, by Joseph C. Grunda, who has produced sufficient identification and who acknowledged himself to be the person named and to have signed the above document.



Name: Eric Geiger
Notary Public, State of Florida

Seal

