

DEC. 5. 2011

4:01 PM

CTIONS CAPITAL CONNECTION

NO. 010

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FLORIDA PROFIT/NON PROFIT CORPORATION
JOURNEY'S END SUBDIVISION PROPERTY OWNERS' ASSOCIATI

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CAPITAL CONNECTION

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ARTICLES OF INCORPORATION

OF

JOURNEY'S END SUBDIVISION PROPERTY OWNERS' ASSOCIATION, INC.

The undersigned, for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, does hereby adopt the following Articles of Incorporation:

ARTICLE I: NAME

The name of the Corporation is JOURNEY'S END SUBDIVISION PROPERTY OWNERS' ASSOCIATION, INC.

ARTICLE II: DURATION

The period of duration of the Corporation is perpetual unless dissolved according to law. Corporate existence shall commence upon the filing of these Articles of Incorporation.

ARTICLE III: PURPOSE

The purpose of the Corporation is to operate and maintain the stormwater management system authorized by the St. Johns River Water Management District pursuant to Permit No. 42-117-68585-1 and for such other purposes as authorized by Florida law.

ARTICLE IV: DUTIES

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. 42-117-68585-1 requirements and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein.

ARTICLE V: POWERS

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 and all common areas dedicated for the use and benefit of all the property

owners within the Journey's End Subdivision.

ARTICLE VI: ASSESSMENTS

The assessments shall be used for the maintenance and repair of the surface water or stormwater management systems including but not limited to work within retention areas, drainage structures and drainage easements and all common areas dedicated for the use and benefit of all the property owners within the Journey's End Subdivision.

ARTICLE VII: QUALIFICATION

The qualifications for shareholders and the manner of their admission are stated in the bylaws of the Corporation.

ARTICLE VIII: INITIAL REGISTERED OFFICE AND AGENT

The initial registered officer and agent of the Corporation will be Merl Thomas. The initial address of the principal office of the Corporation will be 3075 S.E. St. Lucie Blvd., Stuart, Florida 34997.

ARTICLE IX: INITIAL BOARD OF DIRECTORS

The number of persons constituting the Board of Directors of the Corporation is three (3) initially. The number of directors may be either increased or diminished from time to time by amendment to the bylaws but shall never be less than three (3). The name and address of each person who is to serve as a member of the initial Board of Directors is:

Merl Thomas

3075 S.E. St. Lucie Blvd.
Stuart, FL 34997

Merl Potter

3075 S.E. St. Lucie Blvd.
Stuart, FL 34997

Michael Faray

3075 S.E. St. Lucie Blvd.
Stuart, FL 34997

Members of the Board shall be selected as set forth in the bylaws.

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ARTICLE X: DISSOLUTION

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 XI: INCORPORATOR

The name and address of the incorporator of these Articles of Incorporation is KARL THOMAS, 3075 S.E. St. Lucie Blvd., Stuart, Florida 34997.

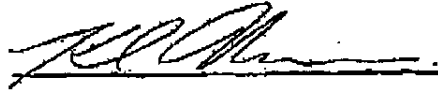
ARTICLE XII: AMENDMENTS

The Corporation reserves the right to amend or repeal any provision of these Articles of Incorporation, or any amendment(s) thereto.

ARTICLE XIII: EXISTENCE AND DURATION

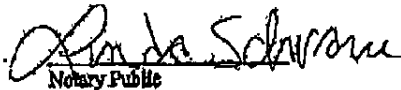
Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 5 day of December, 2011.



STATE OF FLORIDA
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 5th day of Dec, 2011, by Karl Thomas, as incorporator, who is personally known to me or who has produced as identification and who did not take an oath.


Notary Public

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REGISTERED AGENT'S CERTIFICATE

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

JOURNEY'S END SUBDIVISION PROPERTY OWNERS' ASSOCIATION, INC., a Florida Corporation Not For Profit, desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, in Martin County, Florida, has named Karl Thomas, 3075 SE St. Lucie Blvd., Stuart, Florida 34997, as its agent to accept service of process within this State.

Acknowledgment and Acceptance

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


Karl Thomas