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Division of Corporations

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To:

Division of Corporations
Fax Number : (850) 617-6381

From:

Account Name : C. GUY BOND, ATTORNEY
Account Number : I20060000034
Phone : (904) 493-3200
Fax Number : (904) 493-3201

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address:

carl@pinpointprops.com

FLORIDA PROFIT/NON PROFIT CORPORATION
118th Street Commercial Owner's Association, Inc.

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**ARTICLES OF INCORPORATION
OF
118TH STREET COMMERCIAL OWNER'S ASSOCIATION, INC.**

A Non Profit Corporation

The undersigned residents of the State of Florida hereby associate themselves for the purpose of forming a non profit corporation under Chapter 617 of the laws of the State of Florida and certify:

ARTICLE I

Name

The name of this corporation is 118TH STREET COMMERCIAL OWNER'S ASSOCIATION, INC., called the "Association" in these Articles.

ARTICLE II

Office and Registered Agent

The Association's principal office is located at 189 San Juan Drive, Ponte Vedra Beach, Florida 32082. LAW OFFICES OF C. GUY BOND, P.A., who maintains a business office at 11437 Central Parkway, Suite 106, Jacksonville, Florida 32224, is hereby appointed the initial registered agent of the Association. Both the Association's registered office and registered agent may be changed from time to time as provided by law.

ARTICLE III

Purpose and Powers of the Association

The Association does not contemplate pecuniary gain or profit to its members. It is formed to promote the health, safety, and general welfare of the owners of the commercial parcels described in, and from time to time made subject to the provisions of that Declaration of Covenants, Restrictions, Easements and Assessments, recorded in the public records of Duval County, Florida, as amended from time to time (the "Declaration") and the real property subjected to the terms and conditions of the Declaration and any additions to such lands as hereafter may be brought within the Association's jurisdiction as permitted in the Declaration ("Property").

The Association's purposes include, without limitation, provision for the preservation, maintenance, repair and replacement Common Area Improvements and Surface Water or Stormwater

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Management System (as such terms are defined in the Declaration), maintenance of Insurance as required in the Declaration, and for the architectural control of the improvements constructed or altered within the Property. Without limitation, this Association is empowered to:

(a) Declaration Powers: Exercise all rights, powers, and privileges, and perform all duties of the Association from time to time set forth in the Declaration, including the right to enforce all of the provisions of the Declaration pertaining to the Association in its own name, these Articles of Incorporation, the Bylaws of the Association, and all rules and regulations governing the use of the Property, Common Area Improvements and Surface Water or Stormwater Management System, which may hereafter be established.

(b) Assessments: To adopt budgets and levy, collect, and enforce by any lawful procedure all charges or assessments established by, or pursuant to, the Declaration. The Association shall levy and collect adequate assessments against members of the Association for the costs of the maintenance, repair and replacement of the Common Area Improvements (as such term is defined in the Declaration) and for the maintenance and operation of the Surface Water or Stormwater Management Systems. 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

(c) Costs: Use the proceeds collected from assessment to pay all costs, expenses, and obligations lawfully incurred in connection with the Association's affairs, including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against the Association's property.

(d) Maintenance: To operate, maintain, manage, repair, replace and operate all the Common Area Improvements, including, but not limited to, the Surface Water or Stormwater Management System and all associated facilities in a manner consistent with the applicable St. Johns River Water Management District permit requirements and applicable District rules, and assist in the enforcement of the Declaration which relate to the Surface Water or Stormwater Management System and the Common Area Improvements.

(e) Reconstruction: To reconstruct improvements after casualty and construct further improvements to the Common Area Improvements and the Surface Water or Stormwater Management System.

(f) Insurance: Purchase insurance upon the Common Property and Surface Water or Stormwater Management System and insurance or fidelity bonds for the protection of the Association, its officers, directors and members and any other person responsible for the handling of Association funds.

(g) Easements: Grant permits, licenses and easements over the Common Area Improvements for utilities, roads and other purposes reasonably necessary or useful for the proper

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maintenance or operation of the Property. Such permits, licenses or easements may be granted by the Board and shall not constitute a dedication, sale or transfer of any portion of the Common Property.

(h) Regulations: From time to time adopt, amend, rescind, and enforce reasonable rules and regulations governing the use of the Property and the Common Area Improvements consistent with the rights and duties established by the Declaration.

(i) Contract: Contract with others for the performance of the Association's management and maintenance responsibilities under the Declaration and for the furnishing of services or materials for the benefit of the Property in the manner provided in the Declaration.

(j) General: Have and exercise all rights, powers, and privileges that a non profit corporation or a commercial property owner's association may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration, or these articles, or reasonably necessary, convenient, or desirable to exercise of any right, power, or privilege so granted.

(k) Stormwater Management Permit: Operate, maintain and manage the Surface Water or Stormwater Management System in a manner consistent with the applicable St. Johns River Water Management District permit requirements and applicable District rules, and, if applicable, assist in the enforcement of the provisions of the Declaration which relate to the Surface Water or Stormwater Management System.

ARTICLE IV

Membership

Every entity or individual who, from time to time, holds the record fee simple title, or any undivided fee simple interest of record, to any commercial parcel within the Property or any portion of the Property, is a Member of this Association, including contract sellers, but excluding all persons who hold any interest in any lot merely as security for the performance of an obligation. Membership is appurtenant to, and may not be separated from, ownership of at least one commercial parcel. Membership may not be transferred except by transfer of record title to such commercial parcel.

ARTICLE V

Voting Rights

Section 1. All members are entitled to one vote for each commercial parcel owned.

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Section 2. Co-Ownership: If more than one person or entity owns a record fee simple interest in any commercial parcel, all such persons or entities are members, although there is only one vote for such commercial parcel and no fractional votes are permitted. The vote may be exercised as the Owners determine among themselves, but no split vote is permitted. Before any meeting at which a vote is to be taken, each co-owner must file the name of the authorized voting co-owner with the Secretary of the Association to be entitled to vote at such meeting, unless such co-owners have filed a general voting authority with the Secretary applicable to all votes until rescinded.

ARTICLE VI

Board of Directors

Section 1. Number and Term: The Association's affairs are managed by a Board of Directors initially composed of three Directors, who need not be an Association member, and who shall be appointed by the Developer. The number of Directors may be changed from time to time from a minimum of three to a maximum of nine, but at all times it must be an odd number. The terms of each Directors is perpetual, unless removed and replaced by the Developer, while the Developer or its successor has the voting rights set forth in Article V, Section 2. After Developer's or its successor's voting rights set forth in Article V, Section 2 have expired, the term of office for all Directors is one year, and any Director may succeed himself in office.

Section 2. Election: All directors are to be elected by written ballot at an annual meeting of Owners. Each member entitled to vote may cast as many votes for each vacancy as such member has under the provisions of Article V of these Articles, and the person receiving the largest number of votes cast by the members for each vacancy is elected. Cumulative voting is not permitted.

Section 3. Initial Directors: The names and addresses of the person who will serve as Director until his successor has been duly elected and qualify, unless they sooner die, resign, are removed, or are incapacitated or otherwise unable to serve, is:

<u>Name</u>	<u>Address</u>
Carl E. Stoudemire, III	189 San Juan Drive Ponte Vedra Beach, FL 32082
Katie Kirschner	12351 Shaky Leaf Court Jacksonville, FL 32224
Ryan Davis	189 San Juan Drive Ponte Vedra Beach, FL 32082

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ARTICLE VII

Officers

The affairs of the Association shall be administered by the officers designated by the Bylaws. The officers shall be elected by the Board of Directors at its first meeting, and they shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows.

Name and AddressesOffice

Carl E. Stoudemire, III

President, Treasurer and Secretary

ARTICLE VIII

Duration

This Association's existence shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity. In the event of termination, dissolution or final liquidation of this corporation, the responsibility for the operation and maintenance of the surface water or stormwater management system shall be transferred to and accepted by an entity which agrees to comply with Section 40C-42.027, F.A.C., and is approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE IX

Bylaws

The Association's Bylaws initially will be adopted by the Board of Directors. Thereafter, the Bylaws may be amended or rescinded by a majority of the Board of Directors.

ARTICLE X

Amendments

Amendments to these Articles may be proposed and adopted from time to time in the manner provided by the laws of the State of Florida, except that each such amendment must have the approval of a majority of the Board of Directors.

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ARTICLE XI

Dissolution

In the event of termination, dissolution or final liquidation of this corporation, the responsibility for the operation and maintenance of the surface water or stormwater management system shall be transferred to and accepted by an entity which agrees to comply with Section 40C-42.027, F.A.C., and is approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE XII

Subscribers

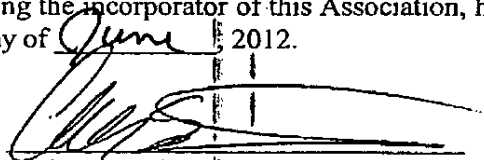
The name and address of the subscriber to these Articles of Incorporation is as follows:

Carl E. Stoudemire, III
189 San Juan Drive
Ponte Vedra Beach, Florida 32082

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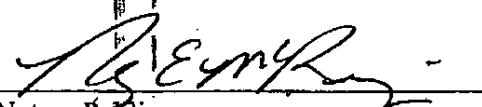
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IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State the Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation this 26th day of June, 2012.


Carl E. Stoudemire, III

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 26th day of June, 2012, by Carl E. Stoudemire, III. He is personally known to me or has produced as identification.


Notary Public
State of Florida at Large
My commission expires:



NANCY E. MCKENZIE
MY COMMISSION # EE 131374
EXPIRES: October 12, 2015
Bonded Three Budget Notary Services

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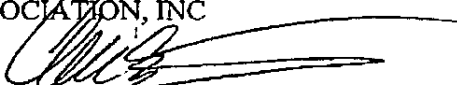
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CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF
PROCESS WITHIN THE STATE OF FLORIDA AND NAMING THE REGISTERED AGENT
UPON WHOM PROCESS MAY BE SERVED

118TH STREET COMMERCIAL OWNER'S ASSOCIATION, INC., desiring to organize
under the laws of the State of Florida as a non profit corporation, with its principal place of business
in St. Johns County, Florida, has named LAW OFFICES OF C. GUY BOND, P.A., whose business
office is 11437 Central Parkway, Suite 106, Jacksonville, Florida 32224, as its registered agent to
accept service of process within this state, all in accordance with Section 617.0501, Florida Statutes.

DATED this 26th day of June, 2012.

118TH STREET COMMERCIAL OWNER'S
ASSOCIATION, INC

By 

Print Name: Carl E. Staudemire, III
Its: President

(Corporate Seal)

ACCEPTANCE

Having been named to accept service of process for the foregoing corporation at the place
designated in this certificate, I hereby agree to act in such capacity and agree to comply with the
provisions of the laws of the State of Florida relative to maintaining such registered office.

DATED this 26th day of June, 2012.

LAW OFFICES OF C. GUY BOND, P.A.

By 

Print Name: C. GUY BOND

Its: President
(Corporate Seal)

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TALLAHASSEE, FLORIDA

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