

Division of Corporations

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Email Address: northstr56@gmail.comFLORIDA PROFIT/NON PROFIT CORPORATION  
THE HOMEOWNERS AT NOKOMIS HOMEOWNERS ASSOCIATION, INC.

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**ARTICLES OF INCORPORATION**  
**OF**  
**THE ANCHORAGE AT NOKOMIS HOMEOWNERS ASSOCIATION, INC.**

(a Corporation not for profit)

In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of corporations not for profit, we, the undersigned, do hereby associate ourselves together into a corporation for the purposes and with the powers hereinafter set forth, and to accomplish the end we do hereby adopt and set forth these Articles of Incorporation, viz:

**ARTICLE I**  
**NAME OF CORPORATION**

The name of this corporation shall be:

**THE ANCHORAGE AT NOKOMIS HOMEOWNERS ASSOCIATION, INC.**

hereinafter in these Articles referred to as the "Association."

**ARTICLE II**  
**ADDRESS**

The mailing address of the Association shall be c/o Debbie Connelly, 468 Anchorage Drive, Nokomis, Florida 34275.

**ARTICLE III**  
**PURPOSES**

A. The general purpose of the Association is to act as the Homeowners Association for purposes of enforcing the Declaration of Covenants for The Anchorage at Nokomis (the "Covenants"), as well as paying for the maintenance, repair, insurance and replacement of Association areas used in common by the members hereof, which include the entry gate and private roadway and roadway medians.

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

**ARTICLE IV**  
**GENERAL POWERS**

The general powers that the Association shall have are as follows:

A. To purchase, accept, lease, or otherwise acquire title to, and to hold, mortgage, rent, sell or otherwise dispose of, any and all real or personal property related to the purposes or activities of the Association; to make, enter into, perform, and carry out contracts of every kind and nature with any person, firm, corporation, or association; and to do any other acts necessary or expedient for carrying on any of the activities of the Association and pursuing any of the objects and purposes set forth in these Articles of Incorporation and not forbidden by the laws of the State of Florida.

B. To establish a budget and to fix assessments to be levied against all lots which are subject to assessments pursuant to the Covenants for the purpose of defraying the expenses and costs of effectuating the objects and purposes of the Association.

C. To place liens against any lot subject to assessment for delinquent and unpaid assessments or charges and to bring suit for the foreclosure of such liens or to otherwise enforce the collection of such

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assessments and charges for the purpose of obtaining revenue in order to carry out the purposes and objectives of the Association.

D. To hold funds solely and exclusively for the benefit of the members of the Association for the purposes set forth in these Articles of Incorporation.

E. To carry out duties of the Association as set forth in the Covenants.

#### ARTICLE V MEMBERS

The 19 members of this Association consist of all owners of property as follows (collectively the "Neighborhood"):

The six property owners of property comprising the West 10' of Lot 2 and Lots 3-9 of Enchanted Island, a subdivision, as per plat thereof recorded in Plat Book 18, Page 31, Public Records of Sarasota County, Florida, with the "Homesites" therein being the property as currently configured and identified by street address in the signature blocks recorded with the Restrictions.

Note: a) the Berris properties consist of several lots or portions thereof, being acquisitions from Paolillo and from Calthness, and those constitute two Homesites hereunder and thus shall pay two assessments and are entitled to two votes, and may be divided so as to accommodate two homes, one on each Homesite, and b) the Joelson property consists of Lot 4 and Lot 5 less the NW 30 ft thereof, and constitutes a single Homesite which may not be divided, and is subject to a single assessment and is entitled to one vote.

The ten owners of Homesites 1-10, as set forth in survey sketch pages attached to Restrictions for the Re-subdivision of parts of Block F and G, together with vacated roadways, Enchanted Isles Subdivision, as recorded in Official Records Book 2132, Page 46, Public Records of Sarasota County, Florida.

The two owners as follows: the owner of Lots 1-3 and the south 37.5 feet of Lot 4 (as one Homesite), the owner of Lots 5-8 and north 12.5 feet of Lot 4 (as one Homesite) of Block E, Enchanted Isles Subdivision, as per plat thereof recorded in Plat Book 1, Page 158, Public Records of Sarasota County, Florida.

The (one) owner of Lots 1-4, Block B, Enchanted Isles Subdivision (as one Homesite), as per plat thereof recorded in Plat Book 1, Page 158, Public Records of Sarasota County, Florida.

The owner of property described as Lots 5, 6, 7 and 8, Block B, Enchanted Isles, together with the East 1/4 of vacated Central Avenue adjacent thereto, according to the Plat thereof recorded in Plat Book 1, Pages 158 and 159, of the Public Records of Sarasota County, Florida, being a subdivision of U.S. Government Lot 6, in Section 1, Township 39 South, Range 18 East, Sarasota County, Florida, together with all riparian rights and water privileges thereunto belonging in anyway appertaining.

The membership of any member shall automatically terminate upon conveyance or other divestment of title to such member's property, except that nothing herein contained shall be construed as terminating the membership of any member who may own two or more Homesites so long as such member owns at least one Homesite.

The interest of a member in the funds and assets of the Association may not be assigned, hypothecated, or transferred in any manner, except as an appurtenance to the Homesite which is the basis of his membership in the Association.

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ARTICLE VI  
VOTING AND ASSESSMENT

Each member Homesite in the Neighborhood shall be subject to one assessment and shall be entitled to one vote in all Association matters submitted to the membership, and the owner of the Homesite shall be entitled to cast the vote in his discretion.

ARTICLE VII  
BOARD OF DIRECTORS

A. The affairs of the Association shall be managed by a Board of Directors consisting initially of five Directors. The number of Directors comprising succeeding Boards of Directors shall be as provided from time to time in the Bylaws of the Association, but in no event shall there be less than three or more than nine Directors.

B. All Directors shall serve a one-year term and may be re-elected to multiple terms.

C. Any elected Director may be removed from office with or without cause by majority vote of the members, but not otherwise.

ARTICLE VIII  
OFFICERS

A. The officers of the Association, to be elected by the Board of Directors, shall be a President, a Vice President, a Secretary, and a Treasurer, and such other officers as the Board shall deem appropriate from time to time. The President shall be elected from among the membership of the Board of Directors, but no other officer need be a Director. The same person may hold two or more offices, provided, however, that the office of President and Secretary shall not be held by the same person. The affairs of the Association shall be administered by such officers under the direction of the Board of Directors. Officers shall be elected for a term of one year in accordance with the procedure set forth in the Bylaws.

ARTICLE IX  
CORPORATE EXISTENCE

The Association shall have perpetual existence.

ARTICLE X  
BYLAWS

The first Board of Directors of the Association shall adopt Bylaws consistent with these Articles. Thereafter, the Bylaws may be amended in the manner provided by such Bylaws.

ARTICLE XI  
AMENDMENTS TO ARTICLES OF INCORPORATION

These Articles may be altered, amended, or repealed by the affirmative vote of the holders of more than two-thirds of the total votes of the Association membership. No amendment, however, altering the number of votes attributable to any Homesite pursuant to Article V hereof shall be effective without the prior written consent of the owner of such Homesite.

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**ARTICLE XII**  
**REGISTERED OFFICE AND REGISTERED AGENT**

The registered office of the Association shall be 468 Anchorage Drive, Nokomis, FL 34275 and the registered agent at such address shall be James A. Connelly. The Association may, however, maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.

**ARTICLE XIII**  
**BUDGET AND EXPENDITURES**

The Association shall obtain funds with which to operate by annual assessment of its members. Accordingly, the Association shall annually adopt a budget for the operation of the Association for the ensuing fiscal year and for the purpose of levying assessments against all Homesites subject to assessment, which budget shall be approved by a majority of members in attendance at a duly scheduled meeting called to discuss the budget.

**ARTICLE XIV**  
**SUBSCRIBERS**

The name and street address of the association principal office and the subscriber of these Articles is as follows:

James A. Connelly

468 Anchorage Drive  
Nokomis, FL 34275

**ARTICLE XV**  
**INDEMNIFICATION OF OFFICERS AND DIRECTORS**

All officers and Directors shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred in connection with any proceeding (including appellate proceedings) or settlement thereof in which they may become involved by reason of holding such office. In no event, however, shall any officer or Director be indemnified for his own willful misconduct or, with respect to any criminal proceeding, his own knowing violation of provisions of law. The Association may purchase and maintain insurance on behalf of all officers and Directors for any liability asserted against them or incurred by them in their capacity as officers and Directors or arising out of their status as such.

**ARTICLE XVI**  
**DISSOLUTION OF THE ASSOCIATION**

A. The Association may be dissolved upon a resolution to that effect being approved by the holders of two-thirds of the total votes of the Association membership, and upon compliance with any applicable laws then in effect.

B. Upon dissolution of the Association, all of its assets remaining after provision for payment of creditors and all costs and expenses of such dissolution shall be distributed in the following manner:

i. Any property determined by the Board of Directors of the Association to be appropriate for dedication to any applicable municipal or other governmental authority may be dedicated to such authority provided the authority is willing to accept the dedication.

ii. Except as may be otherwise provided by the terms of the Covenants, all remaining assets, or the proceeds from the sale of such assets, shall be apportioned among the Homesites in the Neighborhood prorate to the number of votes attributable to such Homesites pursuant to Article V hereof, and

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the share of each shall be distributed to the then owners thereof. Any roadway access easements providing access to Homesites would survive.

**ARTICLE XVII**  
**BINDING EFFECT**

The provisions hereof shall bind and inure to the benefit of the members and their respective successors and assigns.

IN WITNESS WHEREOF, the above-named subscriber noted below has hereunto set his hand and seals this 1<sup>st</sup> day of December, 2013.

THE ANCHORAGE AT NOKOMIS  
HOMEOWNERS ASSOCIATION, INC., a Florida  
not-for-profit corporation

By: 

Print Name

As its President

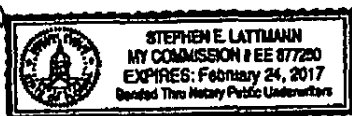
James A. Connelly

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of February, 2014  
by James A. Connelly as President of THE ANCHORAGE AT NOKOMIS  
HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. The  
above-named person is personally known to me or has produced \_\_\_\_\_ as  
identification. If no type of identification is indicated, the above-named person is personally known to me.

  
Signature of Notary Public

(Notary Seal)



Print Name of Notary Public

I am a Notary Public of the State of Florida, and my  
commission expires on \_\_\_\_\_.

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**ACCEPTANCE BY REGISTERED AGENT**

The undersigned hereby accepts the designation as registered agent of the foregoing corporation.

  
James A. Connelly

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