

N14 000004947

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

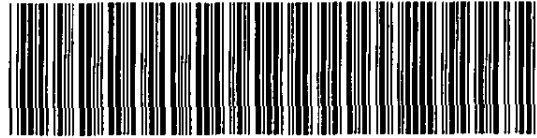
(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

W14-32556

Office Use Only



800260141858

05/22/14--01005--012 **70.00

RECEIVED
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
2014 MAY 22 PM 11:05
NOT TO BE USED
TO ACKNOWLEDGE
SUFFICIENCY OF FILING

RECEIVED
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
2014 MAY 23 AM 8:43

104

Gardner Law Firm
Requester's Name

1300 Thomaswood Drive
Address

Tallahassee FL 385-0070
City/State/Zip Phone

Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. Articles of Incorporation Preserve at Buck Lake Owners Association
(Corporation Name) (Document #)

2. _____
(Corporation Name) (Document #)

3. _____
(Corporation Name) (Document #)

4. _____
(Corporation Name) (Document #)

5. _____
(Corporation Name) (Document #)

6. _____
(Corporation Name) (Document #)

7. _____
(Corporation Name) (Document #)

☐ Walk in

☐ Pick up time _____

☐ Certified copy

☐ Mail out

☐ Will wait

☐ Photocopy

☐ Certificate of Status



FLORIDA DEPARTMENT OF STATE
Division of Corporations

May 23, 2014

GARDNER LAW FIRM
1300 THOMASWOOD DRIVE
TALLAHASSEE, FL

SUBJECT: PRESERVE AT BUCK LAKE OWNERS ASSOCIATION, INC.
Ref. Number: W14000032556

We have received your document for PRESERVE AT BUCK LAKE OWNERS ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Valerie Herring
Regulatory Specialist II
New Filing Section

Letter Number: 914A00011216

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
2014 MAY 23 AM 8:43

ARTICLES OF INCORPORATION

OF

PRESERVE AT BUCK LAKE OWNERS ASSOCIATION, INC.

I, **Bradford R. Lewis**, acting as incorporator of a non-profit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation is **PRESERVE AT BUCK LAKE OWNERS ASSOCIATION, INC.** (hereinafter called the "Association"). The initial principal place of business and mailing address of the Association shall be 401 East Virginia Street, Carriage House, Tallahassee, Florida 32301, Tallahassee, Florida 32301.

ARTICLE II

The owners of lots in ***PRESERVE AT BUCK LAKE*** (hereinafter referred to as the "Subdivision") in Tallahassee, Leon County, Florida, shall be members of the Association as provided in the *Declaration of Covenants, Conditions, Restrictions, and Easements* (hereinafter referred to as the "Restrictive Covenants") pertaining to it.

The Subdivision is intended as a subdivision of real property as depicted on a plat to be recorded in the Plat Books of the Official Records of Leon County, Florida.

The specific primary purposes for which the Association is formed are to provide for maintenance of the Common Area of ***PRESERVE AT BUCK LAKE***. Generally, the Association's purpose is to promote the health, safety, and welfare of the residents within the Subdivision.

In furtherance of the specific and general purposes, the Association shall have power to:

- (a) Perform all of the duties and obligations of the Association as set forth in Restrictive Covenants applicable to the Subdivision;
- (b) Affix, levy and collect and enforce payment by any lawful means of all charges and assessments pursuant to the terms of the Restrictive Covenants and pay all expenses in connection therewith and all office and other expenses incidental to the conduct of the business of the Association;
- (c) Acquire (by gift, purchase, or otherwise), own, hold and improve, build upon, 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) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes; or annex additional residential property or common areas, provided that any merger, consolidation or annexation shall have the assent by vote or written instrument as specified in the Restrictive Covenants;
- (e) Have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the Restrictive Covenants, and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE III

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is within the Subdivision, but excluding persons or entities 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 in the Subdivision.

ARTICLE IV

The period of duration of the Association shall be perpetual.

ARTICLE V

The name and address of the initial Registered Agent are:

Bradford R. Lewis
401 East Virginia Street, Carriage House,
Tallahassee, Florida 32301

ARTICLE VI

The affairs of the Association shall be managed by a Board of Directors, a President and Vice President [both of whom shall at all times be members of the Board of Directors], and a Secretary and Treasurer. The officers shall be elected at the first meeting of the Board of Directors following each annual meeting of members.

The names of the officers who are to serve until the first election are:

| | |
|-------------------|---------------------|
| <u>President:</u> | Bradford R. Lewis |
| <u>Secretary:</u> | Edward N. Bass, III |
| <u>Treasurer:</u> | John R. Lewis |

ARTICLE VII

The number of persons constituting the first Board of Directors of the Association shall be three (3), and the names and addresses of the persons who shall serve as Directors until the first election are:

Bradford R. Lewis: 401 East Virginia Street, Carriage House
Tallahassee, Florida 32301

John R. Lewis: 401 East Virginia Street, Carriage House
Tallahassee, Florida 32301

Edward N. Bass, III: 1434 Spruce Avenue
Tallahassee, Florida 32303

The Board of Directors shall have the number of Directors specified in the ByLaws and shall always have at least one (1). The method of election of Directors shall be as stated in the ByLaws of the Association.

ARTICLE VIII

Subject to the rights of the Declarant expressed in the Declaration, the Bylaws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of a majority of the members existing at the time of, and present at, such meeting except that the initial Bylaws of the Association shall be made and adopted by the Board of Directors.

ARTICLE IX

Subject to the rights of the Declarant expressed in the Declaration, amendments to these *Articles of Incorporation* may be proposed by any member of the Association and these *Articles of Incorporation* may be amended at any annual meeting of the Association or at any special meeting duly called and held for such purpose, on the

affirmative vote of a majority of the members existing at the time of, and present at, such meeting.

ARTICLE X

The Association shall have a single class of voting members. The members shall be all owners of lots within the Subdivision and shall be entitled to one (1) vote for each Lot owned as provided and conditioned in the Restrictive Covenants.

When more than one person holds an interest in any Lot, all such persons shall be members; the vote for such lot shall be exercised as such members may determine among themselves.

ARTICLE XI

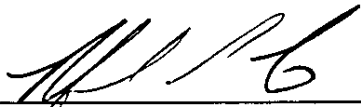
On dissolution, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization organized and operated for such similar purposes. 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 identified in the Restrictive Covenants must be transferred to and accepted by an entity which would comply with Rule 62-346.130, F.A.C., and be approved by the Northwest Florida Water Management District prior to such termination, dissolution or liquidation.

ARTICLE XII

The name and street address of the incorporator to these *Articles of Incorporation* are:

Bradford R. Lewis
401 E. Virginia Street, Carriage House
Tallahassee, Florida 32301

EXECUTED by the Incorporator on this 21st day of May, 2014.

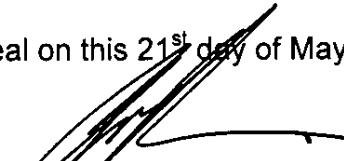


Bradford R. Lewis

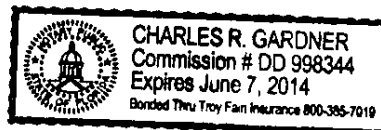
STATE OF FLORIDA,
COUNTY OF LEON.

BEFORE ME, the undersigned authority, personally appeared **Bradford R. Lewis**, who, first being duly sworn by me, and to me well known to be the individual described in the foregoing *Articles of Incorporation*, acknowledged to and before me that he executed the same for the purposes expressed therein.

WITNESS my hand and official seal on this 21st day of May, 2014.



NOTARY PUBLIC



**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

FILED
SECRETARY OF STATE
DIVISION OF CORPORATE
2014 MAY 23 AM 8:43

Pursuant to the provisions of Section 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the Registered Office/Registered Agent, in the State of Florida:

1. The name of the corporation is:

PRESERVE AT BUCK LAKE OWNERS ASSOCIATION, INC.

2. The name and address of the Registered Agent and principal office are:

Bradford R. Lewis
401 E. Virginia Street, Carriage House
Tallahassee, Florida 32301

DATED this 21st day of May, 2014.

PRESERVE AT BUCK LAKE
OWNERS ASSOCIATION, INC.

By: 
Bradford R. Lewis
Its: President

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.


Bradford R. Lewis

Dated: May 21, 2014