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SEP 23 2015

T SCHROEDER

<u>Broad and Cassel</u> <small>Requester's Name</small>	
<u>215 S Monroe St Suite 400</u> <small>Address</small>	
<u>Tallahassee, FL 32301</u> <small>City/State/Zip</small>	<u>681-6410</u> <small>Phone #</small>

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

1. Bannerman Crossing North Property Owners Association, Inc.
(Corporation Name) (Document #)
2. _____
(Corporation Name) (Document #)
3. _____
(Corporation Name) (Document #)
4. _____
(Corporation Name) (Document #)

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NEW FILINGS

- ☐ Profit
- ☒ Not for Profit
- ☐ Limited Liability
- ☐ Domestication
- ☐ Other

OTHER FILINGS

- ☐ Annual Report
- ☐ Fictitious Name

AMENDMENTS

- ☐ Amendment
- ☐ Resignation of R.A., Officer/Director
- ☐ Change of Registered Agent
- ☐ Dissolution/Withdrawal
- ☐ Merger

REGISTRATION/QUALIFICATION

- ☐ Foreign
- ☐ Limited Partnership
- ☐ Reinstatement
- ☐ Trademark
- ☐ Other

Examiner's Initials



SUN TRUST BANK BLDG.
215 SOUTH MONROE STREET
SUITE 400
TALLAHASSEE, FL 32301
TELEPHONE 850.681.6810
FAX 850.681.9792
WWW.BROADANDCASSEL.COM

D. BEDFORD WILDER
dwilder@broadandcassel.com

September 23, 2015

Florida Department of State
Division of Corporations
2661 Executive Center Circle
Tallahassee, Florida 32301

VIA HAND DELIVERY

SUBJECT: Bannerman Crossing North Property Owners Association, Inc.

Dear Sir or Madam:

Enclosed are an original and one copy of the Articles of Incorporation of Bannerman Crossing North Property Owners Association, Inc. with a check in the amount of \$70.00 for the filing fee. Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Bedford Wilder', written over a horizontal line.

D. Bedford Wilder

/cll

Enclosures

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ARTICLES OF INCORPORATION

of

Bannerman Crossing North Property Owners Association, Inc.

In compliance with The Florida Not For Profit Corporation Act, Chapter 617, Florida Statutes, Claude R. Walker, 2073 Summit Lake Drive, Suite 155, Tallahassee, Florida 32317, who is a resident of the State of Florida and who is of full age, has this day voluntarily formed a corporation not for profit and as its incorporator does hereby certify:

ARTICLE I NAME OF CORPORATION

The name of the corporation is Bannerman Crossing North Property Owners Association, Inc., hereinafter called the "Association."

ARTICLE II ADDRESSES OF CORPORATION

The street address of the initial principal office and mailing address of the Association is 2073 Summit Lake Drive, Suite 155, Tallahassee, Florida 32317.

ARTICLE III REGISTERED AGENT

Claude R. Walker, whose street address is 2073 Summit Lake Drive, Suite 155, Tallahassee, Florida 32317, is hereby appointed the registered agent of the Association.

ARTICLE IV PURPOSE AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or profit to the members thereof, and the purpose for which it is formed is to provide for maintenance, preservation and control of the access roads within, and certain other portions of, that certain tract of property located in Leon County, Florida, and described in the Declaration of Covenants, Conditions and Restrictions and Grant of Easements for Bannerman Crossing North, hereinafter called the "Declaration," recorded or to be recorded in the Public Records of Leon County, Florida, as the same may be amended from time to time, said Declaration being incorporated herein by reference, and to promote the health, safety and welfare of the owners within the property described in the Declaration, and any additions thereto as may be brought within the jurisdiction of this Association, and for this purpose to:

(1) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration;

(2) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration;

(3) pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(4) acquire (by gift, purchase or otherwise), own, hold, improve, use, build upon, operate and maintain real or personal property in connection with the affairs of the Association;

(5) borrow money, and with the assent of all of the members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(6) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional property, provided that any such merger, consolidation or annexation shall have the assent of all of the members; and

(7) have and to exercise any and all powers, rights and privileges which a corporation organized under the Florida Not For Profit Corporation Act may now or hereafter possess.

ARTICLE V MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI VOTING RIGHTS

The Association shall have one class of voting membership which shall be all Owners (as defined in the Declaration). The Owners shall be entitled to one vote for each Lot owned as provided in the Declaration. 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 they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

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**ARTICLE VII
BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of Directors, who need not be members of the Association. The number of directors and the manner of electing or appointing directors shall be as stated in the By-Laws of the Association. The names and addresses of the initial persons who are to act in the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Claude R. Walker	2073 Summit Lake Drive, Suite 155 Tallahassee, Florida 32317
Keith Dantin	2073 Summit Lake Drive, Suite 155 Tallahassee, Florida 32317
Ron Brafford	2073 Summit Lake Drive, Suite 155 Tallahassee, Florida 32317

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**ARTICLE VIII
OFFICERS**

The officers of this Association shall be a President and Vice President, who shall at all times be members of the Board of Directors, a Secretary, a Treasurer, and such other officers as the Board of Directors may from time to time by resolution create. The election, term, removal and duties of the officers shall be as set forth in the By-Laws. Until the first election, Claude R. Walker, will serve as President, and Keith Dantin will serve as Vice President and Ron Brafford will serve as Secretary and Treasurer.

**ARTICLE IX
BY-LAWS**

The initial By-Laws for the Association shall be adopted by a vote of a majority of the members of the Board of Directors. The By-Laws may be amended or altered at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, in the manner and subject to any other conditions set forth in the By-Laws.

**ARTICLE X
DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by all of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for the

purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XI DURATION

The Association shall exist perpetually.

ARTICLE XII AMENDMENTS

(1) Amendments to these Articles of Incorporation shall be made in the following manner:

(a) The Board of Directors shall adopt a resolution setting forth the proposed amendment and, if members have been admitted, directing that it be submitted to a vote at a meeting of members, which may be either the annual or a special meeting. If no members have been admitted, the amendment shall be adopted by a vote of the majority of Directors and the provisions for adoption by members shall not apply.

(b) Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each member of record entitled to vote thereon within the time and in the manner provided by these Articles, the By-Laws or general law for the giving of notice of meetings of members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

(c) At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of all of the votes of the members entitled to vote thereon.

(2) Any number of amendments may be submitted to the members and voted upon by them at one meeting.

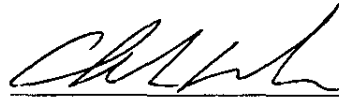
(3) If all of the Directors and all of the members eligible to vote sign a written statement manifesting their intention that an amendment to these Articles of Incorporation be adopted, then the amendment shall thereby be adopted as though subsection (1) had been satisfied.

(4) The members may amend these Articles of Incorporation, without an act of the Directors, at a meeting for which notice of the changes to be made is given.

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IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I submit this document and affirm that the facts stated therein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in section 817.155, Florida Statutes.

Dated this 22nd day of September, 2015.



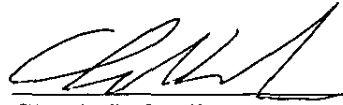
Claude R. Walker

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ACCEPTANCE BY REGISTERED AGENT

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.

Dated this 22nd day of September, 2015.



Claude R. Walker

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