

N15000010180

(Requestor's Name)

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(City/State/Zip/Phone #)

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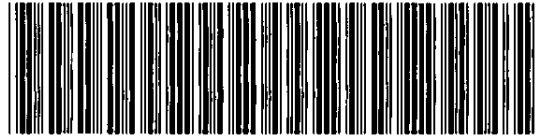
(Business Entity Name)

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T SCHROEDER

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

WELLS POND COURT COMMERCIAL

PARK MASTER ASSOCIATION, INC.

Signature _____

Requested by: BAN

10/19

AM

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____



Art of Inc. File _____

_____ LTD Partnership File _____

_____ Foreign Corp. File _____

_____ L.C. File _____

_____ Fictitious Name File _____

_____ Trade/Service Mark _____

_____ Merger File _____

_____ Art. of Amend. File _____

_____ RA Resignation _____

_____ Dissolution / Withdrawal _____

_____ Annual Report / Reinstatement _____

_____ Cert. Copy _____



Photo Copy _____

_____ Certificate of Good Standing _____

_____ Certificate of Status _____

_____ Certificate of Fictitious Name _____

_____ Corp Record Search _____

_____ Officer Search _____

_____ Fictitious Search _____

_____ Fictitious Owner Search _____

_____ Vehicle Search _____

_____ Driving Record _____

_____ UCC 1 or 3 File _____

_____ UCC 11 Search _____

_____ UCC 11 Retrieval _____

_____ Courier _____

**ARTICLES OF INCORPORATION
OF
WELLS POND COURT COMMERCIAL PARK
MASTER ASSOCIATION, INC.
A Corporation Not for Profit**

The undersigned by these Articles, associate themselves for the purpose of forming a Florida not for profit corporation under Chapters 607 and 617 of the Florida Statutes, Wells Pond Court Commercial Park Master Association, Inc., a Florida not for profit corporation (the "Association"), and certify as follows:

ARTICLE I

Name

The name of the corporation shall be: **WELLS POND COURT COMMERCIAL PARK MASTER ASSOCIATION, INC.** This corporation is the corporation which was formed for the purpose of operating and managing the land subject to the Covenants (as hereinafter defined) and this corporation has all the rights, powers, duties and obligations for the Association as set forth in the Covenants.

ARTICLE II

Registered Agent and Principal Place of Business

Baron Bartlett, whose address is 230 Canal Blvd., Suite 4, Ponte Vedra Beach, FL 32082, is hereby appointed registered agent of the Association and whose address serves as the principal office of the Association.

ARTICLE III

Purpose

The purposes and object of the Association shall be to provide for maintenance, preservation and control of the land contained as shown on the attached Exhibit A ("Property") as such description may be amended from time to time, together with the improvements situated thereon and to own, operate, encumber, lease, manage, sell, convey, exchange and otherwise deal with the lands subjected to the Covenants, the improvements thereon and such other property, real and/or personal, as may be or become part of the Property to the extent necessary or convenient in the administration of the Property as provided for in the Covenants. The Association shall perform the acts and duties incident to the operation and management of the Association in accordance with the provisions of these Articles of Incorporation, the Bylaws of the Association ("Bylaws") as recorded in the public records of the County (the "Covenants"). The Association shall be conducted as a not for profit organization for the benefit of its Members, which does not contemplate gain or profit to Members thereof.

ARTICLE IV

Board of Directors

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The Board of Directors, consisting of a President, Vice President, Secretary, Treasurer, and as many Directors as the Board may deem advisable, shall be elected annually by a vote of the membership, as membership is defined in the Bylaws and Covenants.

ARTICLE V
Powers

The powers of the Association shall be subject to, and exercised according to the provisions of the Bylaws and Covenants.

ARTICLE VI
Membership and Voting Rights

Membership and voting rights are set forth in the Bylaws and Covenants.

ARTICLE VII
Amendments

An amendment or amendments to these Articles of Incorporation may be proposed by the Board of Directors of the Association acting upon a vote of the majority of the Directors or by the Members of the Association casting ten percent (10%) of the votes, whether meeting as Members or by instrument in writing signed by them. Upon any amendment or amendments to these Articles of Incorporation being proposed by the Board of Directors or Members, such proposed amendment or amendments shall be transmitted to the President of the Association or the Acting Chief Executive Officer in the absence of the President, who shall thereupon call a special meeting of the members of the Association for a date not sooner than thirty (30) days, or later than sixty (60) days from the receipt by him of the proposed amendment or amendments, and it shall be the duty of the Secretary to give each Member written notice of such meeting stating the time and place of the meeting and reciting the proposed amendment or amendment in a reasonably detailed form. Such notice shall be deemed to be properly given when sent via U.S. mail to the address on record with the Association or sent via electronic mail to the email address on record with the Association and confirmation of receipt is received from the member by the Secretary. At such meeting, the amendment or amendments proposed must be approved by an affirmative vote of two-thirds (2/3) of the membership, cast in person or by proxy, in order for such amendment or amendments to become effective. Thereupon, such amendment or amendments of these Articles of Incorporation shall be transcribed and certified in such form as may be necessary to file the same in the office of the Secretary of State of the State of Florida.

ARTICLE VIII
Dissolution

The Association may be dissolved with a written affirmative vote of two-thirds (2/3) of the membership, cast in person or by proxy. 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 purposes similar to those for which this Association was created including without limitation obtaining the approval of the St. Johns Water Management District, its successors or assigns to the transfer of the maintenance obligation of the Association for any drainage facilities for the property. In the event that such

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dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any not for profit corporation, association, trust or any other organization devoted to similar purposes.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation this ____ day of October, 2015.

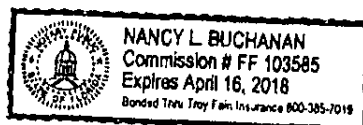
Incorporator name and address:
Giorgio Azzalm
12276 San Jose Blvd., Suite 721
Jacksonville FL 32223

WELLS POND COURT COMMERCIAL PARK
MASTER ASSOCIATION, INC., a Florida not for
profit corporation

By: 
Name: Giorgio Azzalm
Title: President

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me by Giorgio Azzalin as President of Wells Pond Court Commercial Park Master Association, Inc., a Florida not for profit corporation, on behalf of the corporation, who is personally known to me and/or who has produced pass as identification and who did/did not take an oath, this 13th day of October, 2015.




Notary Public

I hereby accept the designation of registered agent for the above-mentioned corporation at the above-mentioned address, city, and state.


Baron Bartlett, Esquire

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