

N/1500000386

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(Address)

(City/State/Zip/Phone #)

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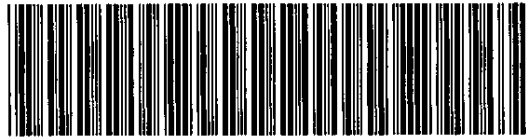
(Business Entity Name)

(Document Number)

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15 OCT 15 PM 3:29  
TALLAHASSEE, FLORIDA

OCT 2 2015  
S. GILBERT

## COVER LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

**SUBJECT:** ARTICLES OF INCORPORATION OF EAGLE POINT VILLAS HOMEOWNERS ASSOCIATION  
(PROPOSED CORPORATE NAME – MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☒ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☐ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

**FROM:** Kelley D. Jones, Esquire  
\_\_\_\_\_  
Name (Printed or typed)  
  
1701 NW 80th Blvd., Suite 102  
\_\_\_\_\_  
Address  
  
Gainesville, FL 32606  
\_\_\_\_\_  
City, State & Zip  
  
352/377-2004  
\_\_\_\_\_  
Daytime Telephone number

dawl@robinshore.com  
E-mail address: (to be used for future annual report notification)

**NOTE: Please provide the original and one copy of the articles.**

ARTICLES OF INCORPORATION

OF

EAGLE POINT VILLAS HOMEOWNERS ASSOCIATION, INC.

The undersigned incorporator hereby forms a corporation not for profit under the laws of the State of Florida.

ARTICLE I

The name of the corporation is : EAGLE POINT VILLAS HOMEOWNERS ASSOCIATION, INC., hereinafter the "Corporation."

ARTICLE II

The Corporation shall become effective upon proper filing with the Secretary of State and shall exist perpetually or until otherwise dissolved in accordance with the laws of the State of Florida.

ARTICLE III

The purpose of this Corporation is to carry out the functions and duties of the "ASSOCIATION" as such are defined and set out in the Declaration of Covenants, Conditions and Restrictions of Eagle Point Villas as such declaration is recorded in the Public Records of Alachua County, Florida and as such are amended from time to time in accordance with the provisions thereof. Such purpose shall, without limitation, include:

1. Management and maintenance, operation and care of real property which is owned by the association or the owners in common.
2. To fix and make assessments and collect the assessment by any lawful means.
3. To borrow money.
4. To use and expand the proceeds of assessments and funds borrowed in a manner consistent with the purposes for which this association is formed.
5. Review plans and specifications of proposed improvements as to whether they comply with the "DECLARATION OF COVENANT AND RESTRICTIONS FOR EAGLE POINT VILLAS HOMEOWNERS ASSOCIATION."
6. Purchase and maintain insurance.
7. To make, amend, impose and enforce by any lawful means, reasonable rules and regulations of use of the common areas and association property.
8. To contract for services with others.
9. To do and perform anything required by these articles, the bylaw or the declaration to be done by the owner but not done by the owner in a timely manner at the expense of the Owner.
10. To do and perform any obligations imposed upon the association by the declaration or by any permit or authorization from any unit of local, regional, state or the Federal government and to enforce by any legal means the provisions of these articles, the bylaw and the declaration.

The foregoing specific duties and responsibilities are not construed in any way as limiting the powers of the association. Rather, the association will have and exercise all the powers conferred upon associations so formed.

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15 OCT 15 PM 3:29  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

#### ARTICLE IV

Every person or entity who owns a present vested possessory interest in the fee simple title to a Lot in Eagle Point Villas Subdivision as recorded in the Public Records of Alachua County, shall be a member of the Corporation upon the recording of a deed of conveyance in such lot among the public records of Alachua County, Florida. Membership of Lot Owners shall terminate upon the conveyance of such interest, whether by deed, operation of law or otherwise. Membership shall be appurtenant to and may not be separated from the ownership.

#### ARTICLE V

The principal office the Association shall be located at: 1701 NW 80<sup>th</sup> Blvd., Ste 101, Gainesville, FL 32606, but the Association may 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 VI

1. The affairs of this Association shall be managed by the Board consisting of the number of Directors determined by the By-Laws, but not less than three (3) Directors, and in the absence of such determination, shall consist of three (3) Directors. The members of the first Board of Directors need not be members of the Association.

2. The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
ADAM C. BOLTON	1701 NW 80 <sup>th</sup> Blvd., Ste 101 Gainesville, FL 32606
PAUL D. BOWERS	1701 NW 80 <sup>th</sup> Blvd., Ste 101 Gainesville, FL 32606
TRICIA M. HARDY	1701 NW 80 <sup>th</sup> Blvd., Ste 101 Gainesville, FL 32606

#### ARTICLE VII

The name and address of the subscribers to these Articles of Incorporation are as follows:

JEAN H. ROBINSON	1701 NW 80 <sup>th</sup> Blvd., Ste 101 Gainesville, FL 32606
KELLY S. SHORE	1701 NW 80 <sup>th</sup> Blvd., Ste 101 Gainesville, FL 32606

#### ARTICLE VIII

The corporation shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles or the Declaration of Covenants, Conditions and Restrictions of Eagle Point Villas as such are recorded in the Public Records of Alachua County, Florida and as such are amended from time to time.

#### ARTICLE IX

The names and addresses of the officers who are to serve until their successors are designated by the Board of Directors are as follows:

President: ADAM C. BOLTON  
1701 NW 80<sup>th</sup> Blvd., Ste 101  
Gainesville, FL 32606

Vice President: TRICIA M. HARDY  
1701 NW 80<sup>th</sup> Blvd., Ste 101  
Gainesville, FL 32606

Secretary/Treasurer: PAUL D. BOWERS  
1701 NW 80<sup>th</sup> Blvd., Ste 101  
Gainesville, FL 32606

#### ARTICLE X

The By-Laws of the Corporation shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided for by the By-Laws. The By-Laws will be adopted and may be amended by the Directors or members, consistent with these articles and the declaration.

#### ARTICLE XI

Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred or imposed upon him in connection with any proceedings to which he may be a party, or in which he may become involved, by reason of his being or having been a Director or Officer of the Association, or any settlement thereof, whether or not he is a Director or Officer at the time such are incurred, except in such cases wherein the Director or Officer is adjudged guilty of willful malfeasance or misfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

#### ARTICLE XII

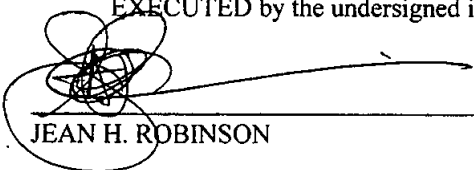
Voting rights in the Association shall be in accordance with the Declaration of Covenants, Conditions and Restrictions for Eagle Point Villas as such are recorded in the Public Records of Alachua County, Florida.

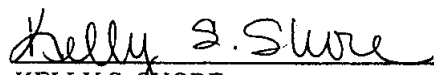
#### ARTICLE XIII

The Resident Agent for the service of process for this corporation is:

PAUL D. BOWERS  
1701 NW 80<sup>th</sup> Blvd., Ste 101  
Gainesville, FL 32606

EXECUTED by the undersigned incorporators the 18<sup>th</sup> day of September 2015.

  
JEAN H. ROBINSON

  
KELLY S. SHORE

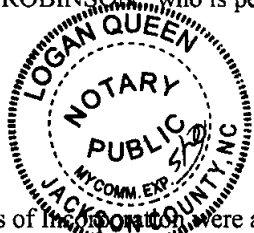
The undersigned hereby accepts designation as Resident Agent:

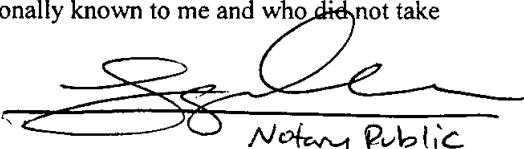
  
PAUL D. BOWERS

STATE OF NORTH CAROLINA  
COUNTY OF Jackson

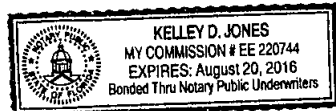
The foregoing Articles of Incorporation were acknowledged before me this 18<sup>th</sup> day of September 2015 by JEAN H. ROBINSON, who is personally known to me and who did not take an oath.

STATE OF FLORIDA  
COUNTY OF ALACHUA



  
Notary Public  
signature

The foregoing Articles of Incorporation were acknowledged before me this 24 day of September 2015 by KELLY S. SHORE and designation of Resident Agent accepted by PAUL D. BOWERS, who are personally known to me and who did not take an oath.



  
Notary Public, State of Florida  
My Commission Expires: