

N 1 60000000791

\_\_\_\_\_  
(Requestor's Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

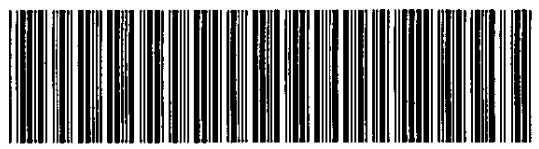
\_\_\_\_\_  
(Business Entity Name)

\_\_\_\_\_  
(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



100280802561

01/14/16--01008--002 \*\*78.75

FILED  
16 JAN 14 PM 4:59  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

1/27/16

## COVER LETTER

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

**SUBJECT:** DEER PATH NORTH PROPERTY OWNERS ASSOCIATION, INC.

(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:** JOHN C. TRENTMAN  
\_\_\_\_\_  
Name (Printed or typed)

207 N. MAGNOLIA AVE.  
\_\_\_\_\_  
Address

OCALA, FL 34475  
\_\_\_\_\_  
City, State & Zip

352-732-6977  
\_\_\_\_\_  
Daytime Telephone number

MKAUFMAN15@COX.NET

E-mail address: (to be used for future annual report notification)

FILED  
16 JAN 14 PM 5:00  
CLERK OF CIRCUIT COURT  
JAN 14 2016

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

FILED  
16 JAN 14 PM 5:00  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
DEER PATH NORTH PROPERTY OWNERS ASSOCIATION, INC.**

THE UNDERSIGNED hereby associate themselves for the purpose of forming a corporation not-for-profit under and pursuant to Chapter 617, Florida Statutes, Part I, corporation Not-for-Profit, generally, and do certify as follows:

**I-NAME**

The name of this corporation shall be **DEER PATH NORTH PROPERTY OWNERS ASSOCIATION, INC.**; for convenience, the corporation shall be herein referred to as "Coporation" whose present address is: 207 N. Magnolia Av., Ocala, FL 34475, and whose mailing address is: P.O. Box 4394, Ocala, FL 34478.

**II-PURPOSE**

a. The purpose for which the corporation is organized, is for the operation and management of a homeowners association for the subdivision known as Deer Path North.

b. The general purposes for which this corporation is formed is to undertake the performance of, and to carry out the acts and duties incident to the administration of the operation and management of the subdivision known as Deer Path North, in accordance with the terms, provisions, conditions and authorization contained in the Declaration of Covenants, Conditions and Restrictions (the "Declaration") which is recorded in the public records of Marion County, Florida.

c. The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit No. **IND-083-75887-6**, requirements and applicable district rules, and shall assist in the enforcement of the restrictions and covenants contained herein.

**III-POWERS**

The powers of the corporation shall include and be governed by the following provisions:

1. 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 and Covenants.

2. The corporation shall have all of the powers of non-profit corporations, and shall have all of the powers reasonably necessary to implement the purposes of the corporation, including but not limited to the following:

- A. To make, establish and enforce reasonable rules and regulations governing the corporation.
- B. To maintain and own real and personal property.
- C. To enforce by legal means the provisions of the Covenants the Bylaws and such Rules and Regulations as it may find necessary to promulgate.

3. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

A. **ASSESSMENTS**

The assessments shall be used for the maintenance and repair of the surface water or stormwater management systems and mitigation or preservation areas, including but not limited to work within retention areas, drainage structures and drainage easements.

B. **DISSOLUTION LANGUAGE**

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 must be transferred to and accepted by an entity which complies with Rule 62-330.310, F.A.C. and Applicant's Handbook Volume 1, Section 12.3, and be approved by the St. Johns River Water Management District prior to such termination, dissolution, or liquidation.

**IV-MEMBERS**

The qualification of members, the manner of their admission to membership, the termination of such membership and voting by members shall be as follows:

1. Membership shall be established by the submission of a signed application form in such manner as may be determined by a vote of the Board of Trustees as a requirement for membership. The Owners of each lot in the subdivision shall automatically be a member of the association.

2. On all matters as to which the membership shall be entitled to vote, as hereinafter provided, the owners of each lot shall have one vote which vote shall be exercised in the manner provided by the Bylaws. Each lot shall be entitled to only one vote, even if owned by more than one person, except that Murphy Development of Ocala, Inc. shall be entitled to ten (10) votes for each lot owned by it.

3. Membership may be terminated for non-conformance to the Bylaws of the

Corporation. In the case of such non-conformance a 2/3rds vote of the Board of Trustees, following a hearing at which the member shall be entitled to be present, shall be required for involuntary termination. A member may voluntarily resign at any time.

#### **V-EXISTENCE AND DURATION**

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

#### **VI-SUBSCRIBERS**

The names and addresses of the subscribers of these Articles of Incorporation are as follows:

Barbara S. Murphy-P.O. Box 4394, Ocala, FL 34478

Michael J. Kaufman-P.O. Box 4394, Ocala, FL 34478

Kathryn M. Kaufman-P.O. Box 4394, Ocala, FL 34478

#### **VII-OFFICERS**

The affairs of the Association shall be managed by the President of the Corporation, assisted by the Secretary, and if any, by the Vice-President and Treasurer subject to the directions of the Board of Trustees. The Board of Trustees may employ a Managing Agent and other managerial personnel to administer or assist in the administration of the affairs of the Association, and any such person may be so employed without regard to whether such person is a member of the Corporation or a Trustee or Officer of the Corporation.

Election of the officers of the corporation shall be conducted at the annual meeting of the Board of Trustees.

The Board of Trustees shall elect the President, Secretary and Treasurer and as many Vice-Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Trustees shall from time to time determine.

#### **VIII-FIRST OFFICERS**

The names of the officers who are to serve until the first election of officers by the Board of Trustees are as follows:

President-Michael J. Kaufman  
Vice President-Barbara S. Murphy  
Secretary-Kathryn M. Kaufman  
Treasurer-Barbara S. Murphy

### **IX-BOARD OF TRUSTEES**

1. The number of members of the First Board of Trustees shall be three (3). Thereafter, the Board of Trustees may be increased in the manner hereinafter provided in Section 3.

2. The names and addresses of the personnel who are to serve as the First Board of Trustees are as follows:

Barbara S. Murphy-P.O. Box 4394, Ocala, FL 34478

Michael J. Kaufman-P.O. Box 4394, Ocala, FL 34478

Kathryn M. Kaufman-P.O. Box 4394, Ocala, FL 34478

3. Membership of all Boards of Trustees elected subsequent to the First Board of Trustees shall be composed of the following:

The Board of Trustees shall be elected at large from the members in good standing of the corporation. The Board of Trustees shall consist of three (3) Trustees, but the number of Trustees may be increased by an amendment to these Articles.

4. The first election of Trustees shall be held on JAN 7, 2016. Thereafter the election of Trustees shall take place annually on the first Monday in the month of January each year, beginning January, 2018.

### **X-INDEMNIFICATION**

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

### **XI-BYLAWS**

The Bylaws of the corporation shall be adopted by the Board of Trustees and may be altered, amended or rescinded in the following manner:

1. Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting at which such proposed amendment is considered, which notice shall be mailed to each member not less than ten days prior to such meeting.

2. A resolution approving a proposed amendment may be proposed by either the Board of Trustees or by the membership of the corporation, and after being proposed and approved by one of said bodies, it must be submitted for approval by the other. Such approval shall require the assent of seventy-five (75%) per cent of the votes of the corporation, and such approval shall require the assent of two-thirds (2/3) of the members of the Board of Trustees. A general meeting to consider such a resolution must be called by the President upon his being presented therewith.

3. No amendment may be made to the Article of Incorporation which shall in any manner reduce, amend, affect or modify the provisions and obligations set forth in the Covenants.

4. A copy of such amendment shall be sent to the office of the Secretary of State of the State of Florida for filing and certification.

#### XII-REGISTERED AGENT

The initial registered agent for this corporation is John C. Trentelman, and the initial registered office is located at 207 N. Magnolia Avenue, Ocala, Florida 34475.

DATED on Jan 7, 2016.

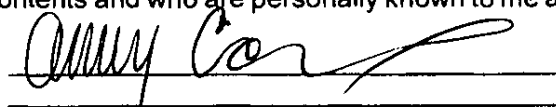
  
MICHAEL J. KAUFMAN

  
BARBARA S. MURPHY

  
KATHRYN M. KAUFMAN

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of January 2016, by Michael J. Kaufman, Barbara S. Murphy and Kathryn M. Kaufman, who have stated that they read the above and foregoing Articles of Incorporation, that they know its contents and that they understand the contents and who are personally known to me and who did not take an oath.

  
Notary Public, State of Florida  
MY COMMISSION EXPIRES: 5/12/18



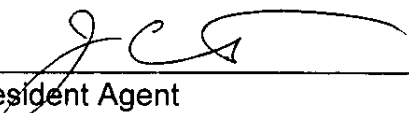
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED.

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in  
compliance with said Act:

First - That **DEER PATH NORTH PROPERTY OWNERS ASSOCIATION, INC.**  
desiring to organize under the laws of the State of Florida with its principal office, as  
indicated in the articles of incorporation, at City of Ocala, County of Marion, State of  
Florida, has named **JOHN C. TRENTMAN**, located at 207 N. Magnolia Avenue, Ocala,  
FL 34475 (Street address and number of building, Post Office Box address not  
acceptable), City of Ocala, County of Marion, State of Florida, as its agent to accept  
service of process within this state.

ACKNOWLEDGMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

Having been named to accept service of process for the above stated corporation,  
at place designated in this certificate, I hereby accept to act in this capacity, and agree to  
comply with the provision of said Act relative to keeping open said office.

By:   
Resident Agent

FILED  
16 JAN 14 PM 5:00  
CLERK OF DISTRICT COURT  
ALACHUA COUNTY, FLORIDA