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Division of Corporations  
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16 OCT 32 PM 12:33

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**FLORIDA PROFIT/NON PROFIT CORPORATION**  
Gate Parkway Mixed-Use Village Property Owners Association, Inc.

Certificate of Status	0
Certified Copy	1
Page Count	04
Estimated Charge	\$78.75

Requesting Original filing date of 10-28-16.

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NOV 02 2016

T. SCOTT

**COVER LETTER**

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

**SUBJECT:** Gate Parkway Mixed-Use Village 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:** Lizbeth Henderson  
Name (Printed or typed)  
c/o Sutherland 999 Peachtree St., NE Suite 2300  
Address  
Atlanta, GA 30309  
City, State & Zip  
(404) 853-8556  
Daytime Telephone number  
liz.henderson@sutherland.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**  
In compliance with Chapter 617, F.S., (Not for Profit)

**ARTICLE I NAME**

The name of the corporation shall be: Gate Parkway Mixed-Use Village Property Owners Association, Inc.

**ARTICLE II PRINCIPAL OFFICE**

Principal street address:  
605 Palencia Club Drive  
St. Augustine, FL 32095

Mailing address, if different is:

**ARTICLE III PURPOSE**

The purpose for which the corporation is organized is: See Exhibit A attached hereto.

**ARTICLE IV MANNER OF ELECTION** The manner in which the directors are elected and appointed: initially appointed

**ARTICLE V INITIAL OFFICERS AND/OR DIRECTORS**

Name and Title: Lane Gardner, Director and President  
Address: 605 Palencia Club Dr.  
St. Augustine, FL 32095

Name and Title: Walter O'Shea - Director and VP  
Address: 605 Palencia Club Dr.  
St. Augustine, FL 32095

Name and Title: Sean Manson - Director and Treasurer  
Address: 605 Palencia Club Drive  
St. Augustine, FL 32095

Name and Title: Kim Shine - Director  
Address: 605 Palencia Club Dr.  
St. Augustine, FL 32095

Name and Title: Kevin Jund, Director and Secretary  
Address: 605 Palencia Club Drive  
St. Augustine, FL 32095

Name and Title:  
Address:

16 OCT 28 PM 12:11

**EXHIBIT A**

**Article III – Purpose:**

The purposes for which the corporation is organized are as follows:

a) To promote matters of common interest and concern of the Owners of property within the real property subject to the terms and provision of the Declaration of Covenants and Restrictions for Gate Parkway Mixed-Use Village (the “Declaration”).

b) To own, maintain, repair and replace the Common Area (as defined in the Declaration), including without limitation the roads, structures, landscaping and other improvements located thereon, for which the obligation to maintain and repair has been delegated to and accepted by the Association.

c) To operate, maintain and manage the Surface Water or Stormwater Management System in a manner consistent with the St. Johns River Water Management District Permit No. 145887-1 and Permit No. 145887-2, as such permits may be amended from time to time, and applicable District rules, and to assist in the enforcement of the restrictions and covenants contained therein and in the applicable permits issued or to be issued by the Army Corps of Engineers, as the same may be amended from time to time.

d) To cooperate with other associations responsible for administration of adjacent or contiguous properties in matters of common interest to the Gate Parkway Mixed-Use Village Property Owners Associates, Inc. (the “Association”) and such other associations and to contribute to such common maintenance interests whether within or without the Property.

e) To provide, purchase, acquire, replace, improve, maintain, operate and repair such buildings, structures, landscaping, equipment, and to provide such other services for the benefit of the members of the Association, as the Board of Directors in its discretion determines necessary, appropriate, and/or convenient.

f) To operate without profit for the sole and exclusive benefit of the members of the Association.

g) To perform all of the functions contemplated for the Association and undertaken by the Board of Directors pursuant to the terms and conditions of the Declaration.

Name and Title: \_\_\_\_\_ Name and Title: \_\_\_\_\_  
 Address: \_\_\_\_\_ Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Name and Title: \_\_\_\_\_ Name and Title: \_\_\_\_\_  
 Address: \_\_\_\_\_ Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**ARTICLE VI REGISTERED AGENT**

The name and Florida street address (P.O. Box NOT acceptable) of the registered agent is:

Name: CT Corporation System  
 Address: 1200 South Pine Island Road, Suite 250  
Plantation, FL 33324

**ARTICLE VII INCORPORATOR**

The name and address of the Incorporator is:

Name: David Cone, Esq.  
 Address: 999 Peachtree Street NE, Suite 2300  
Atlanta, GA 30309


**ARTICLE VIII EFFECTIVE DATE:**

Effective date, if other than the date of filing: \_\_\_\_\_ (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior or 90 business days after the filing.)


**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

*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*

 Michael Jones  
 Assistant Secretary  
 \_\_\_\_\_  
 Required Signature of Registered Agent

10/27/2016  
 \_\_\_\_\_  
 Date

*I submit this document and affirm that the facts stated herein 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 s.817.155, F.S.*

 \_\_\_\_\_  
 Required Signature of Incorporator

10/27/2016  
 \_\_\_\_\_  
 Date