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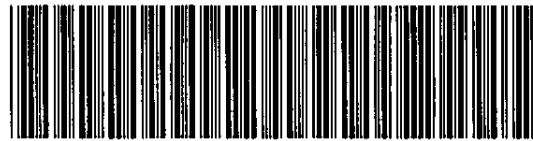
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FILED
17 MAY 11 PM 12:47
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

05/12/17

COVER LETTER

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

SUBJECT: COLLINS TOWN CENTER 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: C. Guy Bond, Esq.

Name (Printed or typed)

11437 Central Parkway, Suite 102

Address

Jacksonville, FL 32224

City, State & Zip

904-493-3200

Daytime Telephone number

gbond@floridadirtlawyer.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
COLLINS TOWN CENTER OWNERS ASSOCIATION, INC.**

A Non Profit Corporation

FILED
17 MAY 11 PM 12:47
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned residents of the State of Florida hereby associate themselves for the purpose of forming a non profit corporation under Chapter 617 of the laws of the State of Florida and certify:

ARTICLE I

Name

The name of this corporation is Collins Town Center Owners Association, Inc., called the "Association" in these Articles.

ARTICLE II

Office and Registered Agent

The Association's principal office is located at care of Thomas R. Dumas, 400 E. Bay St., #506, Jacksonville, FL 32202 and Thomas R. Dumas is hereby appointed the initial registered agent of the Association and his address for such purposes is 400 E. Bay St., #506, Jacksonville, FL 32202.

Both the Association's registered office and registered agent may be changed from time to time as provided by law.

ARTICLE III

Purpose and Powers of the Association

The Association does not contemplate pecuniary gain or profit to its members. It is formed to promote the health, safety, and general welfare of the owners of the commercial parcels described as property within the plat of Collins Town Center which is to be recorded in the public records of Duval County, Florida, and which is described in, and made subject to, the provisions of that Construction, Operation and Reciprocal Easement Agreement also to be recorded in the public records of Duval County, Florida, as amended from time to time (the "Declaration") and the real property subjected to the terms and conditions of the Declaration and any additions to such lands as hereafter may be brought within the Association's jurisdiction in the manner provided in the Declaration and these Articles ("Property").

The Association's purposes include, without limitation, provision for the operation, preservation, maintenance, repair and replacement of the Critical Common Stormwater Facilities and Shared Signs, if any, as provided in the Declaration ("Common Property"). Without limitation, this Association is empowered to:

(a) Declaration Powers: Exercise all rights, powers, and privileges, and perform all duties of the Association from time to time set forth in the Declaration, including the right to enforce all of the provisions of the Declaration pertaining to the Association in its own name, these Articles of Incorporation, the Bylaws of the Association, and all rules and regulations governing the use of the Property and Common Property, which may hereafter be established.

(b) Assessments: To adopt budgets and levy, collect, and enforce by any lawful procedure all charges or assessments established by, or pursuant to, the Declaration. The Association shall levy and collect adequate assessments against members of the Association for the costs of the operation, preservation, maintenance, repair and replacement of the Critical Common Stormwater Facilities and Shared Signs (as such term is defined in the Declaration. The assessments shall be used for the operation, maintenance and repair of the surface water or stormwater management systems, including, but not limited to, work within retention areas, drainage structures and drainage easements.

(c) Costs: Use the proceeds collected from assessment to pay all costs, expenses, and obligations lawfully incurred in connection with the Association's affairs, including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against the Association's property.

(d) Maintenance: To operate, maintain, manage, repair, replace and operate all the Common Property, including, but not limited to, the stormwater management system and all associated facilities in a manner consistent with the applicable St. Johns River Water Management District permit requirements and applicable District rules, and assist in the enforcement of the sections of the Declaration which relate to the surface water or stormwater management system and the Common Property.

(e) Reconstruction: To reconstruct improvements after casualty and construct further improvements to the Common Property.

(f) Insurance: Purchase insurance upon the Common Property and insurance or fidelity bonds for the protection of the Association, its officers, directors and members and any other person responsible for the handling of Association funds.

(g) Easements: Grant permits, licenses and easements over the Common Property for utilities, roads and other purposes reasonably necessary or useful for the proper

maintenance or operation of the Property. Such permits, licenses or easements may be granted by the Board and shall not constitute a dedication, sale or transfer of any portion of the Common Property.

(h) Regulations: From time to time adopt, amend, rescind, and enforce reasonable rules and regulations governing the use of the Property and the Common Property consistent with the rights and duties established by the Declaration.

(i) Contract: Contract with others for the performance of the Association's operation, management and maintenance responsibilities under the Declaration and for the furnishing of services or materials for the benefit of the Property in the manner provided in the Declaration.

(j) General: Have and exercise all rights, powers, and privileges that a non profit corporation or a commercial property owner's association may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration, or these articles, or reasonably necessary, convenient, or desirable to exercise of any right, power, or privilege so granted.

(k) Stormwater Management Permit: Operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the applicable St. Johns River Water Management District permit requirements and applicable District rules, and, if applicable, assist in the enforcement of the provisions of the Declaration which relate to the surface water or stormwater management system.

ARTICLE IV

Membership

Every entity or individual who, from time to time, holds the record fee simple title, or any undivided fee simple interest of record, to any portion of the Property, is a Member of this Association, including contract sellers, but excluding all persons who hold any interest in any lot merely as security for the performance of an obligation. Membership is appurtenant to, and may not be separated from, ownership of at least one commercial parcel. Membership may not be transferred except by transfer of record title to such commercial parcel.

ARTICLE V

Voting Rights

Section 1. Classification: This Association has two classes of voting membership:

"Owners Other Than Harmony or Costco" are all Owners other than Harmony or Costco. Such members are entitled to one vote for each commercial parcel owned.

"Harmony" is Harmony Farms of Jacksonville, L.L.C., a Florida limited liability company, or its designee, successor or assignee, as Harmony of the property. For so long as Harmony owns any portion of the Property, it shall also be deemed an Owner.

"Costco" is Costco Wholesale Corporation, a Washington corporation, as the Owner of Lot 1 as set forth on the plat of the Property.

Section 2. Special Voting Privileges: Subject to the last sentence of this Section 2, for as long as Harmony, or one of its subsidiaries, owns any portion of the Property, Harmony shall be vested with the same number of votes as all the votes held by Owners Other Than Harmony or Costco plus five votes and shall be entitled to elect a majority of the Board of Directors until three (3) months after ninety percent (90%) of the land area of Tract "A", Tract "B", Outlot 3, and Lot 2 as set forth on the plat of the Property as of the date hereof have been sold and conveyed by Harmony, or one of its subsidiaries to third parties at which time Harmony shall have one vote for each remaining commercial parcel owned. Notwithstanding anything to the contrary set forth in these Articles, for so long as Harmony holds the special voting privileges in the preceding sentence, Costco shall hold the same number of votes that Harmony holds.

Section 3. Co-Ownership: If more than one person or entity owns a record fee simple interest in any commercial parcel, all such persons or entities are members, although there is only one vote for such commercial parcel and no fractional votes are permitted. The vote may be exercised as the Owners determine among themselves, but no split vote is permitted. Before any meeting at which a vote is to be taken, each co-owner must file the name of the authorized voting co-owner with the Secretary of the Association to be entitled to vote at such meeting, unless such co-owners have filed a general voting authority with the Secretary applicable to all votes until rescinded.

ARTICLE VI

Board of Directors

Section 1. Number and Term: The Association's affairs are managed by a Board of Directors initially composed of three Directors, who need not be an Association member, and who shall be appointed by Harmony and Costco. The number of Directors may be changed from time to time from a minimum of three to a maximum of five, but at all times it must be an odd number. The terms of each Director is perpetual, unless removed and replaced by Harmony, while Harmony or its successor has the voting rights set forth in Article V, Section 2. After Harmony's or its successor's voting rights set forth in Article V, Section 2 have expired, the term of office for all Directors is one year, and any Director may succeed himself in office.

Section 2. Election: While Harmony or its successor has the voting rights set forth in Article V, Section 2, there is no need for an annual meeting of the Members or for the election of Directors. After Harmony's or its successor's voting rights set forth in Article V, Section 2 have expired, all directors are to be elected by written ballot at an annual meeting of Owners. Each member entitled to vote may cast as many votes for each vacancy as such member has under the provisions of Article V of these Articles, and the person receiving the largest number of votes cast by the members for each vacancy is elected. Cumulative voting is not permitted.

Section 3. Initial Directors: The names and addresses of the person who will serve as Director until his successor has been duly elected and qualify, unless they sooner die, resign, are removed, or are incapacitated or otherwise unable to serve, is:

<u>Name</u>	<u>Address</u>
Diane Carter Real Estate Manager Legal/Property Management Department	c/o Costco Wholesale Corporation 999 Lake Drive Issaquah, WA 98027
Thomas R. Dumas	400 E. Bay St., #506, Jacksonville, FL 32202
Sarajane D. Gillette	400 E. Bay St., #506 Jacksonville, FL 32202

ARTICLE VII

Officers

The affairs of the Association shall be administered by the officers designated by the Bylaws. The officers shall be elected by the Board of Directors at its first meeting, and they shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows.

<u>Name and Addresses</u>	<u>Office</u>
Thomas R. Dumas	President

ARTICLE VIII

Duration

This Association's existence shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity. In the event of termination, dissolution or final liquidation of this corporation, the responsibility for the operation and maintenance of the surface water or stormwater management system shall be transferred to and accepted by an entity which agrees to comply with Section 40C-42.027, F.A.C., and is approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE IX

Bylaws

The Association's Bylaws initially will be adopted by the Board of Directors. Thereafter, the Bylaws may be amended or rescinded by unanimous vote of the Board of Directors.

ARTICLE X

Amendments

Amendments to these Articles may be proposed and adopted from time to time in the manner provided by the laws of the State of Florida, except that each such amendment must have the unanimous approval of the Board of Directors.

ARTICLE XI

Dissolution

In the event of termination, dissolution or final liquidation of this corporation, the responsibility for the operation and maintenance of the surface water or stormwater management system shall be transferred to and accepted by an entity which agrees to comply with Section 40C-42.027, F.A.C., and is approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE XII

Subscribers

The name and address of the subscriber to these Articles of Incorporation is as follows:

Harmony Farms of Jacksonville, L.L.C.
400 E. Bay St., #506,
Jacksonville, FL 32202

ARTICLE XII

Miscellaneous

Notwithstanding anything to the contrary set forth in these Articles, the Association shall not have any further authority or obligations with respect to the Property other than as set forth in the Declaration, which is incorporated herein by this reference, and the Association shall at all times govern its activities in connection with the Property in compliance with the Declaration.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation this May __, 2017.

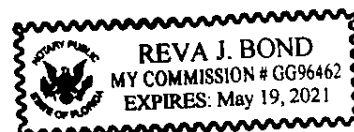
Harmony Farms of Jacksonville, L.L.C.

By Thomas R. Dumas
Thomas R. Dumas, manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this May __, 2017, by Thomas R. Dumas, manager of Harmony Farms of Jacksonville, L.L.C., a Florida limited liability company, on behalf of the company. He is personally known to me ~~or has produced~~ as identification.

Reva J. Bond
Notary Public
State of Florida at Large



My commission expires:
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF
PROCESS WITHIN THE STATE OF FLORIDA AND NAMING THE REGISTERED AGENT
UPON WHOM PROCESS MAY BE SERVED

Office and Registered Agent

Collins Town Center Owners Association, Inc., desiring to organize under the laws of the State of Florida as a non profit corporation, with its principal place of business in Duval County, Florida, has named Thomas R. Dumas, as its registered agent to accept service of process within this state, all in accordance with Section 617.0501, Florida Statutes.

DATED this 10th day of May, 2017.

Collins Town Center Owners Association, Inc.

By Thomas R. Dumas
Thomas R. Dumas, manager

(Corporate Seal)

ACCEPTANCE

Having been named to accept service of process for the foregoing corporation at the place designated in this certificate, I hereby agree to act in such capacity and agree to comply with the provisions of the laws of the State of Florida relative to maintaining such registered office.

DATED this 10th day of May, 2017.

Thomas R. Dumas
Thomas R. Dumas

FILED
17 MAY 11 PM 12:47
SECRETARY OF STATE
TALLAHASSEE, FLORIDA