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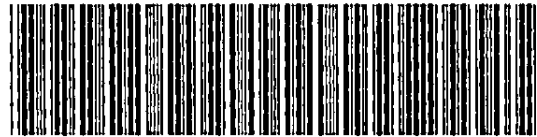
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COVER LETTER

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

SUBJECT: Palmetto Ranches Homeowners' 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: Smith and Associates, Attorneys at Law, P.A.
Name (Printed or typed)

P.O. Drawer 579

Address

Perry, Florida 32348

City, State & Zip

850-584-3812

Daytime Telephone number

gingerei@aol.com

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

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

Exhibit "C" to
Declaration of Covenants and Restrictions for
Palmetto Ranches Homeowners' Association, Inc.

**ARTICLES OF INCORPORATION
of
PALMETTO RANCHES HOMEOWNERS' ASSOCIATION, INC.**

The undersigned subscriber to these Articles of Incorporation, being a natural person to contract, hereby forms a corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of this corporation is: **PALMETTO RANCHES HOMEOWNERS' ASSOCIATION, INC.**

ARTICLE II. STATEMENT OF CORPORATE NATURE

This is a non-profit corporation organized solely for general non-profit purposes pursuant to the Florida Not for Profit Corporate Act.

ARTICLE III. PURPOSE

The purpose for which the corporation is organized is to own common areas in **PALMETTO RANCHES HOMEOWNERS' ASSOCIATION, INC.**, and administer and enforce covenants and restrictions on individual homeowners as a part of a homeowners association.

ARTICLE IV. DEDICATION OF ASSETS

The property of this corporation is irrevocably dedicated to the purposes set forth in Article III, and no part of the net income or assets of this corporation shall inure to the benefit of any trustee, officer or member thereof, or to the benefit of any private individual whatsoever.

ARTICLE V. MEMBERSHIP

The corporation shall have a membership distinct from the board of trustees. Any person sui juris owning an interest in the real property situate in Taylor County, Florida that is contiguous to the right of way of the road described in the legal description attached hereto as Exhibit "A" (hereinafter referred to as "the property").

Each of the Lots described above shall exercise voting rights in the management and affairs of the corporation as provided in the Bylaws and/or Declaration of Covenants and Restrictions.

PRINCIPAL ADDRESS

The initial address of the principal place of business of this corporation in the State of Florida is: 515 West Green St., Perry, Florida, 32347. The Board of Directors may from time to time move the principal place

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of business to any other address in Florida.

**ARTICLE VI. LOCATION OF REGISTERED OFFICE
AND NAME AND ACCEPTANCE OF INITIAL REGISTERED AGENT**

The street address of the initial registered office of this corporation is 411 N. Washington St., Perry, Florida, 32347.

The name of the initial registered agent is:

Sally Roberts
Of Smith and Associates Attorneys at Law, P.A.
411 N. Washington St.
Perry, Florida 32347

ACCEPTANCE

HAVING BEEN NAMED to accept service of process for PALMETTO RANCHES HOMEOWNERS' ASSOCIATION, INC., at the place designated above, I hereby accept to act in this capacity and agree to comply with the provisions of Chapter 48.091 of the Florida Statutes.


Sally Roberts
REGISTERED AGENT

ARTICLE VII. INITIAL TRUSTEE

There shall be three initial Trustees constitution the initial Board of Trustees.

The name and address of each person who is to serve as an initial director, manager, or trustee is:

Virginia E. Irving
515 West Green St.
Perry, Florida 32347

June Evans
515 West Green St.
Perry, Florida 32347

Sandra Allen
P.O. Box 933
Perry, Florida 32348

ARTICLE VIII. INCORPORATORS

The name and post office address of the incorporator signing this Article of Incorporation is:

Virginia E. Irving
515 West Green St.
Perry, Florida 32347

ARTICLE IX. MANAGEMENT OF CORPORATE AFFAIRS

A. BOARD OF TRUSTEES: The powers of this corporation shall be exercised, its properties controlled and its affairs conducted by a board of trustees. The number of trustees of the corporation shall be 3 initially; provided, however, that such number may be changed by a by-law adopted by the members.

The trustees named in Article VII shall hold office until the first annual meeting of members, to be held on the Last Monday in November, 2017 at 5 p.m. at 515 West Green St., Perry, Florida, 32347 at which time an election of trustees shall be held to determine who shall then serve until the time of the next annual meeting. Trustees elected at the first annual meeting and all times thereafter shall serve for a term of one as described in the By-Laws of the Corporation. Annual meetings shall be held on the Last Monday in November, 2017 at 5 p.m. at 515 West Green St., Perry, Florida, 32347 or at which place and time as the Board of Trustees may designate from time to time by resolution.

B. CORPORATE OFFICERS: The Board of Trustees shall annually elect a President and a Secretary and a Treasurer, and such officers as the bylaws of the corporation may authorize the trustees to elect from time to time. Such officers shall be initially elected at the organization meeting of the Board of Trustees. Until such election is held, the following persons shall serve as corporate officers:

<u>Virginia E. Irving</u>	<u>President</u>
<u>515 West Green St.</u>	
<u>Perry, Florida 32347</u>	

<u>June Evans</u>	<u>Vice President/Secretary</u>
<u>515 West Green St.</u>	
<u>Perry, Florida 32347</u>	

<u>Sandra Allen</u>	<u>Treasurer</u>
<u>P.O. Box 933</u>	
<u>Perry, Florida 32348</u>	

C. PERMITTING: The Suwannee River Water management District, may, as a limiting condition of any permit issued, require that the surface water management system (the system) be inspected

Exhibit "C" to
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Palmetto Ranches Homeowners' Association, Inc.

at least once annually for the thirist three (3) years of operation and every third year thereafter to ascertain that the system is being operated and maintained in a manner consistent with the permit issued by the Suwannee River Water Management District. The inspector shall furnish the report to the Suwannee River Water Management District within thirty (30) days of the inspection.

ARTICLE X. DISTRIBUTION OF ASSETS

Upon the dissolution or winding up of this corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of the corporation, shall be distributed to Taylor County, Florida or to any public authority, utility, municipal corporation, or political subdivisions of the State of Florida, or to any other entity which has established its tax exempt status under the Internal revenue Code of 1954, as amended, or corresponding provisions of any subsequent Federal Tax Laws.

Before any assets of the corporation are distributed the dedication must be authorized by the Suwannee River Water Management District through modification of any permits or authorizations issued by the Suwannee River Water Management District.

Before the developer may relinquish control of the association she must provide at least thirty (30) days written notice to the Suwannee River Water Management District. The notice given to the Suwannee River Water Management District should state that all terms and conditions placed upon the developer by permits or authorizations from the Suwannee River Water Management District have been satisfied in full and what specific date the transfer will occur.

ARTICLE XI. BYLAWS AND AMENDMENT OF ARTICLES

The Bylaws will be adopted and may be amended by the Directors or members, consistent with these articles and the declaration. Amendments which directly or indirectly impact operation and maintenance of the surface water management system, and preservation or conservation areas, wetlands, and wetland mitigation areas which are owned by the association or the owners in common, may be made after approval by the Suwannee River Water Management District. Such approval shall be in the form of a modification to any and all permits issued by the Suwannee River Water Management District under the lawfully adopted rules of the Suwannee River Water Management District in effect at the time of application for such modification. Amendment to the Articles or the Bylaws which does not impact operation or maintenance of the system may be made without authorization of the Suwannee River Water Management District; however, copies of any such amendments shall be forwarded to the district within thirty (30) days of approval.

I, the undersigned, being the incorporator of this corporation, for the purpose of forming this non-profit corporation under the laws of the State of Florida have executed these Articles of Incorporation on this 14th day of June, 2017.

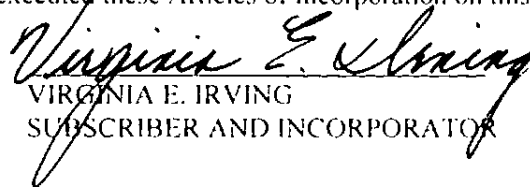

VIRGINIA E. IRVING
SUBSCRIBER AND INCORPORATOR

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STATE OF FLORIDA
COUNTY OF TAYLOR

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments and administer oaths in the State and County aforesaid, personally appeared VIRGINIA E. IRVING, as subscriber and incorporator, of PALMETTO RANCHES HOMEOWNERS' ASSOCIATION, INC., to me known and who acknowledged before me that he executed and subscribed to the foregoing Articles of Incorporation in the aforesaid capacities.

(Seal)



SALLY ROBERTS
Notary Public, State of Florida
My Comm. Expires July 28, 2020
Commission No. GG16373



Signature of Notary

Sally Roberts