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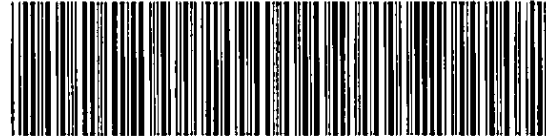
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FLORIDA DEPARTMENT OF STATE
Division of Corporations

September 10, 2018

JAMES A SCHENCK
PO BOX 4329
DOWLING PARK, FL 32064

SUBJECT: COTTAGES AT RIVER HAMMOCK HOMEOWNER'S
ASSOCIATION, INC.
Ref. Number: W18000080596

We have received your document for COTTAGES AT RIVER HAMMOCK HOMEOWNER'S ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Pursuant to s.605.0902(1)(e), Florida Statutes, the document must contain the name, title or capacity and address of at least one person who has the authority to manage the foreign limited liability company.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Keyna E Page
Regulatory Specialist II

Letter Number: 918A00018701



ACV COMMUNITY SERVICES, LLC
— AT ADVENT CHRISTIAN VILLAGE —

September 20, 2018

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

Attention: Keyna Page

Re: Ref. Number: W18000080596

Dear Ms. Page:

We are in receipt of your letter dated September 10, 2018 regarding the Articles of Incorporation for Cottages at River Hammock Homeowner's Association, Inc., copy enclosed.

On September 19, 2018, I contacted the Division of Corporations New Filings section and spoke with "Neeta". Neeta contacted you while I waited on hold and upon her return to the call, advised that the reason the Articles were returned was due to lack of actual street addresses under Article VI.

I have enclosed an original and one copy of revised Articles of Incorporation which include street addresses for all officers and directors. Please file the Articles and provide us with a certified copy. Please mail to: **James A. Schenck, P. O. Box 4329, Dowling Park, FL 32064.**

Thank you.

Very truly yours,

Jean Smith
Assistant to James A. Schenck

/s
encl.





FLORIDA DEPARTMENT OF STATE
Division of Corporations

September 10, 2018

JAMES A SCHENCK
PO BOX 4329
DOWLING PARK, FL 32064

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If you have any questions concerning the filing of your document, please call (850) 245-6052.

Keyna E Page
Regulatory Specialist II

Letter Number: 918A00018701

RECEIVED
9/19/18

COVER LETTER

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

SUBJECT: Cottages at River Hammock Homeowner's 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: James A. Schenck

Name (Printed or typed)

P. O. Box 4329

Address

Dowling Park, FL 32064

City, State & Zip

386-658-5319

Daytime Telephone number

mcrawford@acvillage.net

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
COTTAGES AT RIVER HAMMOCK HOMEOWNER'S ASSOCIATION, INC.**

The undersigned incorporator hereby adopts the following Articles of Incorporation for the purpose of forming a not-for-profit corporation under the "Florida Not-For-Profit Corporation Act".

ARTICLE I
Corporate Name

The name of the Corporation shall be "Cottages at River Hammock Homeowner's Association, Inc."; hereinafter called the "Association".

ARTICLE II
Duration

The duration of the Corporation shall be perpetual.

ARTICLE III
Definitions

The terms used in these Articles shall have the same definitions and meaning as those set forth in the Declaration of Restrictions, Covenants, Easements and Conditions of Cottages at River Hammock Subdivision to be recorded in the Public Records of Suwannee County, Florida, unless herein provided to the contrary, or unless the context otherwise requires.

ARTICLE IV
Commencement of Corporate Existence

The corporate existence of the Association shall commence at the time these Articles of Incorporation are filed by the Department of State of the State of Florida.

ARTICLE V
Purposes and Powers

The Association is not organized for pecuniary profit or financial gain, and no part of the Association's assets or income shall inure to the benefit of any Director, Officer or Member of the Association except as may be authorized by the Board of Directors in accordance with the terms and provisions of the Bylaws of the Association with respect to the compensation of Directors, Officers, or Members of the Association for the rendition of unusual or exceptional services to the Association.

The purposes for which the Association is formed, and the powers that may be exercised by the Board of Directors of the Association, are:

- (a) To own, operate, maintain, preserve or replace, and to provide architectural control over, the Units, Common Area, Recreation Area, River and Woods Areas and Amenities located on that certain parcel of real property situated in Suwannee County, Florida, known as Cottages at River Hammock Subdivision and described in Exhibit "A" to the Declaration and to those Units, Common Areas, Recreation Area, River and Woods Area and Amenities that may be annexed to the Property from time to time pursuant to the Declaration; and
- (b) To acquire by gift, purchase, or otherwise, and to own, build, improve, operate, repair, maintain and replace, lease, transfer, and otherwise dispose of, real property, buildings, improvements, fixtures and personal property in connection with the business and affairs of the of the Association; and
- (c) To dedicate, sell, or transfer all or any part of the Common Area, Recreation Area, Roadway Areas, and River and Woods Area and Amenities to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Members in accordance with the covenants and restrictions. No such dedication or transfer shall be effective without the consent of a majority of the Members to such dedication, sale or transfer, in writing or by vote at a duly called meeting of the Association, or without the prior written consent of Incorporator.
- (d) To establish, levy, collect, and enforce payment of, all assessments and charges pursuant to the terms and provisions of the Declaration or Bylaws of the Association, and to use the proceeds thereof in the exercise of its powers and duties; and
- (e) To pay all expenses in connection with and incident to the conduct of the business and affairs of the Association; and
- (f) To borrow money and to pledge, mortgage or hypothecate any or all of the real or personal property owned by the Association as security for money borrowed or debts incurred by the Association; and
- (g) To annex additional real property to the Property pursuant to the terms and provisions of the Declaration; and
- (h) To exercise such powers which are now or may hereafter be conferred by law upon an association organized for the purposes set forth herein, or which may be necessary or incidental to the powers so conferred; and
- (i) To grant easements on or through the Common Area, Recreation Area, River and Woods Areas and Amenities or any portion thereof; and
- (j) To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration as the same may be amended from time to time; and

- (k) To promulgate or enforce rules, regulations, bylaws, covenants, restrictions or agreements to effectuate the purposes for which the Association is organized; and
- (l) To contract for the management of the Association and to delegate in such contract all or any part of the powers and duties of the Association and to contract for services to be provided to Owners, including, but not limited to, trash removal and other utilities or services; and
- (m) To purchase insurance upon the Property or any part thereof and insurance for the protection of the Association, its Officers, its Directors and the Owners; and
- (n) To approve or disapprove the leasing, transfer, ownership or possession of any Unit, as may be provided by the Declaration; and
- (o) To employ personnel to perform the services required for the proper operation of the Association.

The foregoing clauses shall be construed both as purposes and powers, and the enumeration of specific purposes and powers shall not be construed to limit or restrict in any way the purposes and powers of the Association that may be granted by applicable law and any amendments thereto.

ARTICLE VI

Board of Directors

A. Number and Qualifications. The business and affairs of the Association shall be managed and governed by a Board of Directors. The number of Directors constituting the initial Board of Directors shall be three (3). The number of Directors may be increased or decreased from time to time in accordance with the Bylaws of the Association, but in no event shall there be less than three (3) Directors. Directors need not be Members of the Association or residents of the Units. Provided, however, Incorporator shall have a perpetual right to appoint one (1) member to the Board of Directors. Failure of the Incorporator to appoint a member to the Board of Directors for any one or more years shall not be deemed a waiver of the right of the Incorporator to appoint a member to the Board of Directors and the Incorporator shall be entitled to exercise the right at any time.

B. Duties and Powers. All of the duties and powers of the Association existing under the Declaration, these Articles and the Bylaws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject to the approval by Owners only when such approval is specifically required.

C. Election; Removal. Directors of the Association shall be elected at the Annual Meeting of the Members in the manner determined by and subject to the qualifications set forth in the Bylaws. Except, however, one Director shall be appointed by the Advent Christian

Village, Inc. and such Director may not be removed or replaced except by action of the Advent Christian Village, Inc. Inc. Otherwise, Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.

D. Term of Initial Directors. The Incorporator shall appoint the members of the first Board of Directors and their replacements, who shall hold office for the periods described in the Bylaws.

E. Initial Directors. The names and addresses of the first Board of Directors who shall hold office until their successors are elected and have taken office, as provided in the Bylaws, are as follows:

Craig A. Carter	Advent Christian Village 10680 Dowling Park Drive Live Oak, Florida 32060
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James A. Schenck	Advent Christian Village 23569 Aquilla Lane Live Oak, Florida 32060
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Keri E. Hilliard	Advent Christian Village 10676 Marvin Jones Blvd. Live Oak, Florida 32060
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ARTICLE VII

Transactions in Which Directors or Officers are Interested

No contract or transaction between the Association and one or more of its Directors or Officers or between the Association and any other corporation, partnership, association or other organization in which one or more of its Officers or Directors are officers or directors shall be invalid, void, or voidable solely because the Officer or Director is present at, or participates in, meetings of the board or committee thereof that authorized the contract or transaction, or solely because such Officer's or Director's votes are counted for such purposes. No Director or Officer of the Association shall incur liability by reason of the fact that such Director or Officer may be interested in any such contract or transaction. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee that authorized the contract or transaction.

ARTICLE VIII

Officers

The affairs of the Association shall be administered by the Officers holding the offices designated in the Bylaws. The Officers shall be elected by the Board of Directors of the Association at its first meeting following the Annual Meeting of the Members and shall serve at the pleasure of the Board of Directors. The Bylaws may provide for the removal of Officers, for the filling of vacancies and for the duties of the Officers. The names and addresses of the

Officers who shall serve until their successors are designated by the Board of Directors are as follows:

President –	Craig A. Carter	Advent Christian Village 10680 Dowling Park Drive Live Oak, Florida 32060
-------------	-----------------	---

Secretary / Treasurer-	James A. Schenck	Advent Christian Village 23569 Aquilla Lane Live Oak, Florida 32060
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ARTICLE IX

Membership

Every person or entity who is a record title owner of any Unit shall be a Member of the Association. Any person or entity who holds an interest in any Unit merely as security for the performance of an obligation shall not be a member of the Association. Membership in the Association is appurtenant to a Unit and cannot be conveyed other than by conveyance of fee simple title to the Unit.

ARTICLE X

Amendment

Amendments to these Articles shall be made in the following manner:

A. PROPOSAL: Notice of the subject matter for a proposed amendment shall be included in the notice of any meeting at which the proposed amendment is to be considered.

B. ADOPTION: The resolution for the adoption of a proposed amendment may be proposed by either a majority of the Board of Directors or by not less than one-third (1/3) of the Members. Directors and Members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided that the approval is delivered to the Secretary at or prior to the meeting. The approval must be by not less than a majority of the votes of all the Members represented at a meeting at which a quorum of Members is present.

C. LIMITATION: No amendment shall make any changes in the qualifications for membership, or in the voting rights or property rights of Members, or any changes in Article V or Article XIII of the Articles entitled "Powers" and "Indemnification", respectively without the approval in writing of all Members and the joinder of all record owners of mortgages on Units. No amendment shall be made that is in conflict with the Declaration or Bylaws, nor shall any amendment make changes that would in any way affect the rights, privileges, powers or options herein provided in favor of, or reserved to, Incorporator, or an affiliate of Incorporator, unless Incorporator shall join in the execution of the amendment. No amendment to this Paragraph C of Article X shall be effective.

D. INCORPORATOR'S AMENDMENTS: The Incorporator may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be effected solely by the Incorporator.

E. RECORDING: A copy of each amendment shall be filed with the Secretary of State pursuant to the provisions of applicable Florida law, and a copy certified by the Secretary of State shall be recorded in the Public Records of Suwannee County, Florida.

ARTICLE XI

Bylaws

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended, rescinded in the manner provided in the Bylaws and the Declaration.

ARTICLE XII

Incorporator

The name and address of the incorporator of the Association is:

Craig A. Carter
Advent Christian Village
10680 Dowling Park Drive
Live Oak, Florida 32060

ARTICLE XIII

Indemnification

A. INDEMNITY: The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, employee, officer or agent of the Association, against expenses (including attorney's fees and appellate attorney's fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding, unless (a) a court of competent jurisdiction determines, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith, or in a manner he reasonably believed to be in, or not opposed to, the best interests of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (b) such court further specifically determines that indemnification should be denied.

The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

B. EXPENSE: To the extent that a director, officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Paragraph A above, or in defense of any claim, issue or matter therein, he shall be indemnified against expenses (including attorney's fees and appellate attorney's fees) actually and reasonably incurred by him in connection therewith.

C. ADVANCES: Expenses incurred in defending a civil or criminal action, suit or proceeding shall not be paid by the Association in advance of the final disposition of such action, suit or proceeding upon the receipt of an undertaking by or on behalf of the affected director, officer, employee or agent to repay such amount unless it shall ultimately be determined that he is entitled to be indemnified by the Association as authorized in this Article XIII.

D. MISCELLANEOUS: The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any bylaw, agreement, vote of members or otherwise; and shall continue as to a person who has ceased to be a director, officer, employee or agent, and shall inure to the benefit of the heirs and personal representatives of such person.

E. INSURANCE: The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Association, or is or was serving, at the request of the Association, as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.

F. AMENDMENT: Notwithstanding anything herein to the contrary, the provisions of this Article XIII may not be amended without the prior written consent of all persons whose interest would be adversely affected by such amendment.

ARTICLE XIV

Dissolution

1. The Association may be dissolved by a vote of eighty percent (80%) of the Members entitled to vote at any regular or special meeting; provided, however, that the proposed action is specifically set forth in the notice of any such meeting, and that, so long as Incorporator owns at least one (1) Unit, Incorporator's written consent to the dissolution of the Association must first be obtained.

2. This corporation shall at all times operate its business as a non-profit corporation and shall not engage in any commercial enterprises; This corporation shall operate its business and affairs to such an extent that the corporation may take advantage of the tax laws of the State of Florida and of the United States of America to the extent that said corporation will be entitled to all exemptions from taxes as the laws in such cases may provide.

3. In the event this corporation is dissolved by the action of the corporation in accordance with its Articles and By-laws and of the laws of the State of Florida, or is dissolved in any other manner provided for by the laws of the State of Florida, the assets of the corporation shall be distributed to the Advent Christian Village, Inc., or its successor organization which is dedicated to or an exempt purpose under §501 (c) (3) of the Internal Revenue Code, or in the

event the Advent Christian Village, Inc. or its successor is, at the time of the dissolution of this corporation, either no longer in existence or is no longer an exempt corporation under the Internal Revenue Code, the assets of this corporation shall be distributed to an exempt organization which will best accomplish the general purposes for which this corporation was organized, or alternatively, for general charitable purposes.

4. In the event of the dissolution of the corporation, the residual assets of the organization shall not inure to the benefit of any member thereof, but shall be turned over to the Advent Christian Village, Inc., a not-for-profit Florida corporation engaged in charitable services, its successors or assigns, or such other organization or organizations which themselves are exempt as organizations described in §501(c)(3) and §170(c)(2) of the Internal Revenue Code of 1954, or corresponding sections of any prior or future law of the federal, state or local government for exclusive public purposes.

ARTICLE XV

Initial Registered Office/Principal Office and Agent

The street address of the initial registered office of the Association is:

582 West Duval Street
Lake City, FL 32055

and the name of the initial registered agent of the Association at said address is:

Todd Kennon, Esquire

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation on this 21 day of August, 2018.

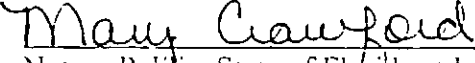
Advent Christian Village, Inc.

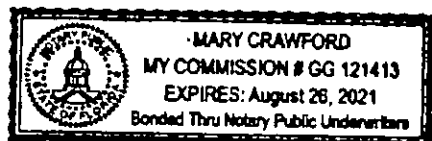
By: 
Craig A. Carter, Incorporator

STATE OF FLORIDA
COUNTY OF SUWANNEE

Before me, personally appeared Craig A. Carter, to me well known and known to me to be the person described in and who executed the foregoing Articles of Incorporation, and he acknowledged to and before me that he executed said instrument for the purposes therein expressed. on August 21, 2018.

My Commission Expires:


Notary Public, State of Florida at Large
Mary Crawford



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

In compliance with the laws of Florida, the following is submitted:

That desiring to organize under the laws of the State of Florida, the corporation named in the foregoing Articles of Incorporation has named Todd Kennon, Esquire, whose address is 582 West Duval Street, Lake City, FL 32055, as its statutory registered agent.

Advent Christian Village, Inc.

By: 
Craig A. Carter, President

Having been named registered agent of said corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, being familiar with the obligations of that position and agree to comply with the provisions of Florida law relative to keeping the registered office open.

Dated this 23RD day of August, 2018.


Todd Kennon, Registered Agent