

**71900003863**

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H19000121626 3)))



H190001216263ABC

**Note:** DO NOT hit the REFRESH/RELOAD button on your browser from this page.  
Doing so will generate another cover sheet.

## To:

Division of Corporations  
Fax Number : (850)617-6381

## From:

Account Name : AKERMAN LLP - JACKSONVILLE  
Account Number : 105543000740  
Phone : (904)798-3700  
Fax Number : (904)798-3730

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: david.ergisi@crossregions.com

2019 APR 12 AM 10:25  
TALLAHASSEE, FL 32301

## FLORIDA PROFIT/NON PROFIT CORPORATION

The Fountains at St. Johns Property Owners' Association, Inc.

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

Electronic Filing Menu

Corporate Filing Menu

Help

APR 15 2019

(((H19000121626 3)))

2019 APR 12 AM 10:26  
FILED  
CLERK OF COURT  
JACKSONVILLE, FL

ARTICLES OF INCORPORATION  
OF  
THE FOUNTAINS AT ST. JOHNS PROPERTY OWNERS' ASSOCIATION, INC.

ARTICLE I.  
NAME OF CORPORATION

The name of the corporation is THE FOUNTAINS AT ST. JOHNS PROPERTY OWNERS' ASSOCIATION, INC., a Florida non-profit corporation (the "Association").

ARTICLE II.  
PRINCIPAL OFFICE OF THE ASSOCIATION

The principal place of business and the mailing address of the Association is located at 1205 Monument Road, Suite 303, Jacksonville, FL 32225.

ARTICLE III.  
REGISTERED OFFICE AND REGISTERED AGENT

The street address of the registered office of the Association is at 1200 South Pine Island Road, Plantation, FL 33324, and the name of the initial registered agent at that address is C T Corporation System.

ARTICLE IV.  
DEFINITIONS

Unless otherwise provided herein to the contrary, all capitalized terms used but not defined in these Articles shall have the same definitions and meanings as those set forth in that certain DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE FOUNTAINS AT ST. JOHNS recorded or to be recorded in the Official Public Records of St. Johns County, Florida, as the same may from time to time be amended (hereinafter called the "Declaration").

ARTICLE V.  
PURPOSE AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or profit, and the specific purposes for which it is formed are to provide for the improvement, maintenance, and administrative control of the Property subject to the Declaration, and the collection and disbursement of assessments as further described in the Declaration. The Association shall have all the powers of a non-profit corporation organized under the laws of the State of Florida, subject only to such limitations upon the exercise of such powers as are expressly set forth in these Articles, the Bylaws, or the Declaration. The Association shall have the power and duty to do any and all lawful things which may be authorized, assigned, required or permitted to be done by the Declaration, any amendment or supplement thereto, these Articles and the Bylaws, and to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association for the benefit of the Owners and the Members and for the maintenance, administration and improvements of the Property within its jurisdiction. Unless otherwise specifically prohibited, any and all functions, duties and powers of the Association shall be fully transferable, in whole or in part, to any developer, management agent, governmental unit, community development district, public body, or similar entity.

(((H19000121626 3)))

(((H19000121626 3)))

**ARTICLE VI.**  
**BOARD OF DIRECTORS**

The affairs of the Association shall be governed by the Board of Directors which shall consist of three (3) individuals (each a "Director," and collectively, the "Directors"). The method of election of the Directors shall be as set forth in the Bylaws of the Association.

**ARTICLE VII.**  
**DURATION AND CORPORATE EXISTENCE**

The corporation shall exist perpetually. These Articles shall become effective upon filing as prescribed by law.

**ARTICLE VIII.**  
**BYLAWS**

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

**ARTICLE IX.**  
**INCONSISTENCY**

In the event of any inconsistency between the terms and provisions contained in the Declaration and those contained in these Articles, the terms and provisions of the Declaration shall prevail. In the event of any conflict between these Articles and the provisions of the Association's Bylaws, the Bylaws shall control.

**ARTICLE X.**  
**AMENDMENTS**

Section 1. Members' Amendment. These Articles may be altered, amended or repealed upon the affirmative vote of Members holding a majority of the total votes allocated to the Members pursuant to the Declaration, provided at all times as the Declarant is a Member of the Association, no amendment to these Articles shall be made without the written consent of the Declarant.

Section 2. Declarants Amendments. Notwithstanding anything herein contained to the contrary, to the extent lawful, Declarant may amend these Articles consistent with the provisions of the Declaration allowing certain amendments to be enacted by Declarant alone.

**ARTICLE XI.**  
**INCORPORATOR**

The name and address of the incorporator is as follows:

**DAR INVESTMENTS ONE, LLC**, a Florida limited liability company

1205 Monument Road, Suite 303  
Jacksonville, FL 32225

*{Signature page follows}*

(((H19000121626 3)))

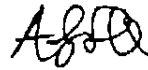
(((H19000121626 3)))

IN WITNESS WHEREOF, the undersigned pursuant to the laws of the State of Florida, has executed these Articles of Incorporation as of April 12, 2018.

As Incorporator of the above named corporation, 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.

**INCORPORATOR:**

**DAR INVESTMENTS ONE, LLC**, a Florida  
limited liability company



By: \_\_\_\_\_  
Name: Andrew Sodl  
Its: Authorized Representative

(((H19000121626 3)))

((H19000121626 3)))

IN COMPLIANCE WITH SECTION 617.0501, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

HAVING BEEN NAMED AS REGISTERED AGENT TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE NAMED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I AM FAMILIAR WITH AND ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

C T Corporation System

By: Kimberly Laughlin  
Name: Kimberly Laughlin  
Its: Asst Secretary

Dated: April 12, 2019

((H19000121626 3)))