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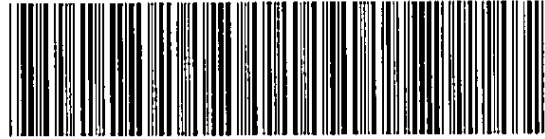
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S TALLENT
AUG 16 2019

19 AUG -6 PM 4:25

Amended
& Restored

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2019 AUG -8 AM 10:10
CLERK OF SUPERIOR COURT
JULIA A. GOSSELINK

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FLORIDA DEPARTMENT OF STATE
Division of Corporations

August 7, 2019

CAPITAL CONNECTION, INC.
COVINGTON RUN PROPERTY OWNERS
ASSOCIATION

SUBJECT: COVINGTON RUN PROPERTY OWNERS ASSOCIATION, INC.
Ref. Number: N19000007450

19 AUG 15 PM 4:22
RECEIVED

We have received your document and check(s) totaling \$43.75. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

A certificate must accompany the Restated Articles of Incorporation setting forth one of the following statements: (1) The restatement was adopted by the board of directors and does not contain any amendments requiring member approval; OR (2) If the restatement contains an amendment requiring member approval, the date of adoption of the amendment by the members and a statement that the number of votes cast for the amendment was sufficient for approval.

The incorporator(s) cannot be amended or changed. Please correct your document accordingly.

PLEASE REMOVE BRIAN JENKINS AS AN INCORPORATOR.

The document must be signed by the chairman, any vice chairman of the board of directors, its president, or another of its officers listed.

The name and title of the person signing the document must be noted beneath or opposite the signature.

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) 245-6050.

Susan Tallent
Regulatory Specialist II

Letter Number: 819A00016142

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

COVINGTON RUN PROPERTY OWNERS

ASSOCIATION, INC.

Signature

Requested by: BA

8/6/19

Name

Date

Time

____ Art of Inc. File _____
____ LTD Partnership File _____
____ Foreign Corp. File _____
____ L.C. File _____
____ Fictitious Name File _____
____ Trade/Service Mark _____
____ Merger File _____
____ ✓ Art. of Amend. File _____
____ RA Resignation _____
____ Dissolution / Withdrawal _____
____ Annual Report / Reinstatement _____
____ ✓ Cert. Copy _____
____ Photo Copy _____
____ Certificate of Good Standing _____
____ Certificate of Status _____
____ Certificate of Fictitious Name _____
____ Corp Record Search _____
____ Officer Search _____
____ Fictitious Search _____
____ Fictitious Owner Search _____
____ Vehicle Search _____
____ Driving Record _____
____ UCC 1 or 3 File _____
____ UCC 11 Search _____
____ UCC 11 Retrieval _____

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
COVINGTON RUN PROPERTY OWNERS ASSOCIATION, INC. A
NONPROFIT CORPORATION**

ARTICLE I

The name of the corporation (called the Association) is Covington Run Property Owners Association, Inc.

ARTICLE II

The Association is a non-profit corporation.

ARTICLE III

The business address and the mailing address of the association is:
3005 51st Place,
Vero Beach, FL 32967

ARTICLE IV

The existence of this Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE V

The purposes for which the Association is formed are to provide for maintenance, preservation, and architectural control (if any), and services to the residential lots and improvements thereon, and common area, within a certain subdivided tract of real property described as Covington Run according to the plat thereof filed in Public Records of Indian River County, Florida, and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purposes, of real property described as follows:

(See Exhibit "A" Attached)

In furtherance of such purposes, the Association shall have the power to:

- (a) Perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions (the Declaration) applicable to the subdivision and to be recorded in the public records of Indian River County, Florida;
- (b) Affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means, including foreclosure; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the

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SECRETARY OF STATE
FLORIDA

business of the Association, including all licenses, taxes, or governmental charges levied or imposed on the property of the Association;

(c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

(d) Borrow money and, subject to the consent by vote of written instrument of two-thirds of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds of each class of members, agreeing to such dedication, sale, or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional property and common areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument of two-thirds of each class of members;

(g) Have and exercise any and all powers, rights, and privileges that a corporation organized under chapter 617 of the Florida Statutes by law it may now or hereafter have or exercise.

(h) The Association shall operate, maintain and manage the surface water or stormwater management system in a manner consistent with the St. John's Water Management District requirements and that issued permit and applicable District rules, and shall assist in the enforcement of the Declaration provisions which relate to the surface water or stormwater management system(s). The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

(i) The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

The Association is organized and shall be operated exclusively for the aforementioned purposes. The activities of the Association shall be financed by assessments on members as provided in the Declaration, and no part of any net earnings shall inure to the benefit of any member.

ARTICLE VI

The street address of the initial registered office of the Association is 211 Caroline Street, Office, Cape Canaveral, FL, 32920, and the name of its initial registered agent is Jeffery W. Wells.

ARTICLE VII

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the Association, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

ARTICLE VIII

The directors shall be elected or appointed as stated in the By-Laws. The number of directors constituting the initial board of directors of the Association is three (3). The By-Laws shall effectuate the provisions of the Declaration of Covenants, Conditions and Restrictions and these Articles of Incorporation. The Articles of Incorporation may be amended by a majority vote of the lot owners of Covington Run.

ARTICLE IX

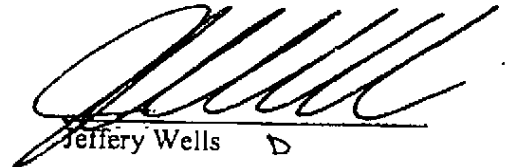
In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 12 of the ERP Permit Applicant's Handbook Volume I, and be approved by the St. Johns Water Management District prior to such termination, dissolution or liquidation, if necessary.

ARTICLE X

The name and street address of each incorporator is:
Jeffery Wells
211 Caroline Street
Office
Cape Canaveral, FL 32920

RESTATEMENT OF ARTICLES OF INCORPORATION

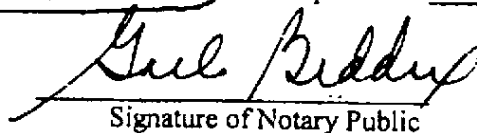
The restatement was adopted by the board of directors on July 15, 2019 and does not contain any amendments requiring member approval.


Jeffery Wells D

STATE OF FLORIDA
COUNTY OF Brevard

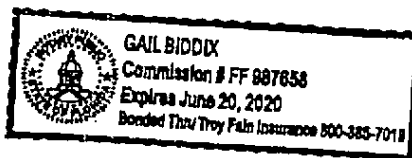
The foregoing instrument was acknowledged before me this 26 day of June, 2019 by
JEFFERY WELLS who is personally known to me or who produced N/A as
identification.

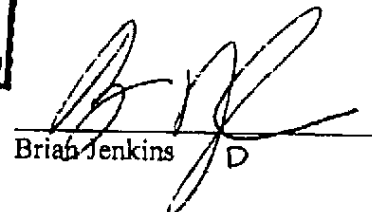
{SEAL}


Signature of Notary Public

Print, Type/Stamp Name of Notary

GAIL BIDDIX

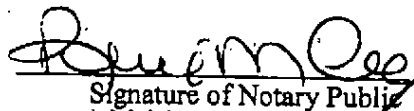



Brian Jenkins D

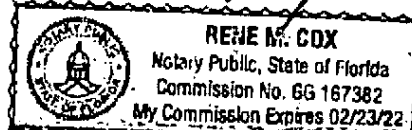
STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 19th day of June, 2019 by
BRIAN JENKINS who is personally known to me or who produced _____ as
identification.

{SEAL}


Signature of Notary Public

Print, Type/Stamp Name of Notary



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

Pursuant to Section 48.091, Florida Statutes, the following is submitted:

COVINGTON RUN PROPERTY OWNERS ASSOCIATION, INC.,
desiring to organize under the laws of the State of Florida with its principal office as designated in
the Articles of Incorporation, 3005 51st Place, Vero Beach, FL 32967, has named Jeffery Wells as

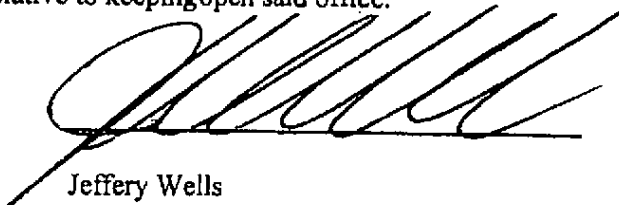
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

Pursuant to Section 48.091, Florida Statutes, the following is submitted:

COVINGTON RUN PROPERTY OWNERS ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office as designated in the Articles of Incorporation, Cape Canaveral, Brevard County, Florida, has named Jeffery Wells, 210 Caroline Street, Office, 32920, as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.

A handwritten signature in black ink, appearing to read 'Jeffery Wells', is written over a horizontal line.

Jeffery Wells
Registered Agent

EXHIBIT "A" TO ARTICLES OF
INCORPORATION

DESCRIPTION:

TRACT 11, SECTION 29, TOWNSHIP 33 SOUTH, RANGE 39 EAST, ACCORDING TO THE LAST GENERAL PLAT OF LANDS OF INDIAN RIVER FARMS COMPANY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND NOW SITUATE AND LYING IN INDIAN RIVER COUNTY, FLORIDA.

LESS AND EXCEPT:

THE NORTH 746.50 FEET OF THE EAST 304.00 FEET THEREOF.

TOGETHER WITH:

TRACTS 13 AND THE WEST 30 ACRES OF TRACT 14, INDIAN RIVER FARMS COMPANY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 25, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LAND NOW SITUATE AND LYING IN INDIAN RIVER COUNTY, FLORIDA.

LESS AND EXCEPT:

THE NORTH 180.00 FEET OF THE WEST 1225.00 FEET THEREOF.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

THE ABOVE DESCRIBED PARCEL CONTAINING:

4,397,631.51 S.F. OR 100.956 ACRES GROSS (INCLUDES 30' CANAL RESERVATION)

4,269,580.36 S.F. OR 98.016 ACRES NET (EXCLUDES 30' CANAL RESERVATION)

4,168,299.44 S.F. OR 95.691 ACRES NET (EXCLUDES 30' CANAL RESERVATION AND RIGHT OF WAY DEDICATION)