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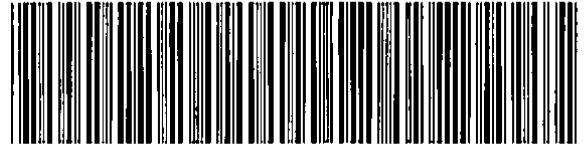
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AUG 05 2019

STATE BAR OF FLORIDA
DIVISION OF CORPORATIONS
19 AUG -6 AM 9:56
TALLAHASSEE, FLORIDA



GLENN D. STORCH, ESQUIRE
glenn@storchlawfirm.com

COREY D. BROWN, ESQUIRE
corey@storchlawfirm.com

A. JOSEPH POSEY, ESQUIRE
joey@storchlawfirm.com

August 1, 2019

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

RE: Turnbull Crossings Homeowners' Association, Inc.

Dear Sir or Madam:

Enclosed is the Articles of Incorporation for Turnbull Crossings Homeowners' Association, Inc. and a check in the amount of \$70.00 to cover the cost of the filing fee.

Thank you in advance for your cooperation and assistance.

Sincerely,

Robin Schmidt
Paralegal to Glenn D. Storch

Enclosures

19 AUG -6 AM 9:56
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
TURNBULL CROSSINGS HOMEOWNERS' ASSOCIATION, INC.
a Florida not-for-profit corporation

Pursuant to Section 617, Florida Statutes, Turnbull Crossing, LLC, a Florida limited liability company, whose address is 711 Commercial Drive, Holly Hill, Florida 32117, as Incorporator, creates these Articles of Incorporation for the purposes set forth below.

ARTICLE I

NAME

The name of the corporation, herein called the "Association," is Turnbull Crossings Homeowners' Association, Inc., and its principal office and mailing address is 711 Commercial Drive, Holly Hill, Florida 32117.

ARTICLE II

PURPOSE AND POWERS

The Corporation is organized exclusively to engage in all lawful acts or activities for which Florida not-for-profit corporations may be organized, including one or more of the following purposes:

The purpose for which the Association is organized is to provide an entity, pursuant to Florida Law, for the maintenance, upkeep and operation of Turnbull Crossings, a residential subdivision located in New Smyrna Beach, Florida.

The Association is organized and shall exist on a non-stock basis as a corporation not for profit under the laws of the State of Florida, and no portion of any earning of the Association shall be distributed or inure to the private benefit of any member, director or officer. For the accomplishment of its purposes, the Association shall have all of the common law and statutory powers and duties of a corporation not for profit under the laws of the State of Florida and of a homeowners' association under Florida law, except as expressly limited or modified by these Articles, the Declaration of Covenants, Conditions and Restrictions (the "Declaration"), and the Bylaws; and it shall have all of the powers and duties reasonably necessary to operate the

homeowners' association pursuant to the Declaration as it may hereafter be amended, including but not limited to the following:

- A. To make and collect assessments against members of the Association to defray the costs, expenses and losses of the Association, and to use the funds in the exercise of its powers and duties.
- B. To protect, maintain, repair, replace and operate the common areas and association property.
- C. To purchase insurance for the protection of the Association and its members.
- D. To repair and reconstruct improvements after casualty, and to make further improvements of the common areas and Association property.
- E. To make, amend and enforce reasonable rules and regulations in the manner set forth in the Bylaws and subject to any limitations in the Declaration.
- F. To approve or disapprove the transfer, leasing and occupancy of homes, as provided in the Declaration.
- G. To enforce the provisions of the Declaration, these Articles, the Bylaws and any Rules and Regulations of the Association.
- H. To contract for the management and maintenance of the common areas and the Association property, and to delegate any powers and duties of the Association in connection therewith except such as are specifically required by law or by the Declaration to be exercised by the Board of Directors or the membership of the Association.
- I. To employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operation of the Association.
- J. To borrow money as necessary to perform its other functions hereunder.
- K. To grant, modify or move any easement in the manner provided in the Declaration.
- L. To own and convey property.
- M. To assess homeowners and enforce assessments.

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N. To sue and be sued.

O. To contract for services necessary to operate and maintain the Association and any easements dedicated to or for the benefit of the Association including any infrastructure.

All funds and the title to all property acquired by the Association shall be held for the benefit of the members in accordance with the provisions of the Declaration, these Articles of Incorporation and the Bylaws.

The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit no. 151739-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system.

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.

ARTICLE III

MEMBERSHIP

A. The members of the Association shall be all record owners of a fee simple interest in one or more lots in Turnbull Crossings, as further provided in the Bylaws.

B. The share of a member in the funds and assets of the Association cannot be assigned or transferred in any manner except as an appurtenance to his property in Turnbull Crossings.

C. The owners of lots in Turnbull Crossings, collectively, shall be entitled to a number of votes in Association matters as set forth in the Declaration. The manner of exercising voting rights shall be as set forth in the Bylaws.

ARTICLE IV

EXISTENCE, DURATION AND DISSOLUTION

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity; however, 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 62-330, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE V

BYLAWS

The Bylaws of the Association may be altered, amended, or rescinded in the manner provided therein.

ARTICLE VI

DIRECTORS AND OFFICERS

A. The affairs of the Association shall be administered by a Board of Directors consisting of the number of directors determined by the Bylaws, but not less than three (3) directors, and in the absence of such determination shall consist of three (3) directors.

B. Except for the initial directors appointed by the Declarant (as defined in the Declaration), directors of the Association shall be elected by the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.

C. The business of the Association shall be conducted by the officers designated in the Bylaws. The officers shall be elected each year by the Board of Directors at its first meeting after the annual meeting of the members of the Association, and they shall serve at the pleasure of the Board.

ARTICLE VII

INITIAL DIRECTORS

The initial directors of the Association shall be:

Name

Address

Richard Maugeri

711 Commercial Drive, Holly Hill, Florida 32117

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DIVISION OF CONSTRUCTION
TALLAHASSEE, FLORIDA

Melissa Tardella	711 Commercial Drive, Holly Hill, Florida 32117
Dave Janse	711 Commercial Drive, Holly Hill, Florida 32117
Tom Chambers	711 Commercial Drive, Holly Hill, Florida 32117

ARTICLE VIII

AMENDMENTS

Amendments to these Articles shall be proposed and adopted in the following manner:

A. Proposal. Amendments to these Articles may be proposed by a majority of the Board or by a written petition to the Board, signed by at least two-thirds (2/3) of the voting interests of the Association.

B. Vote Required. A proposed amendment shall be adopted if it is approved by at least two-thirds (2/3) of the voting interests who are present and voting, in person or by proxy, at any annual or special meeting called for the purpose.

C. Certificate: Recording. An amendment shall become effective upon filing with the Secretary of State and recording a Certificate of Amendment in the Public Records of Volusia County, Florida, with the formalities required by Florida law.

ARTICLE IX

INDEMNIFICATION

To the fullest extent permitted by Florida law, the Association shall indemnify and hold harmless every director and every officer of the Association against all expenses and liabilities, including attorneys' fees, actually and reasonably incurred by or imposed on him in connection with any legal proceeding (or settlement or appeal of such proceeding) to which he may be a party because of his being or having been a director or officer of the Association. The foregoing right of indemnification shall not be available if a judgment or other final adjudication establishes that his actions or omissions to act were material to the cause adjudicated and involved:

A. Willful misconduct or a conscious disregard for the best interests of the Association, in a proceeding by or in the right of the Association to procure a judgment in its favor.

B. A violation of criminal law, unless the director or officer had no reasonable cause to believe his action was unlawful or had reasonable cause to believe his action was lawful.

C. A transaction from which the director or officer derived an improper personal benefit.

In the event of a settlement, the right to indemnification shall not apply unless the Board of Directors approves such settlement as being in the best interest of the Association. The foregoing rights of indemnification shall be in addition to and not exclusive of all other rights to which a director or officer may be entitled.

ARTICLE X

INITIAL REGISTERED AGENT

The initial registered office of the Association shall be at: Storch Law Firm, 420 South Nova Road, Daytona Beach, Florida 32114.

The initial registered agent at said address shall be: Glenn D. Storch, Esq.

WHEREFORE, the Incorporator has caused these Articles of Incorporation to be executed this 1 day of August, 2019.

[Signatures on following pages.]

FILED
DIVISION OF CORPORATE AFFAIRS
19 AUG -6 AM 9:56
TALLAHASSEE, FLORIDA

WITNESS:

Dave Janse
Name: Dave Janse

Tom Chambers
Name: Tom Chambers

INCORPORATOR:

TURNBULL CROSSING, LLC, a Florida
limited liability company

By: Richard Maugeri
Richard Maugeri, Manager

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 30th day of
July, 2019, by Richard Maugeri, as Manager of Turnbull Crossing, LLC, a Florida
limited liability company, who is "personally known to me" or who has produced _____
as identification.

Melissa A. Tardeella
Notary Public, State of Florida
My Commission Expires:



MELISSA A. TARDELLA
Notary Public, State of Florida
My Comm. Expires May 23, 2020
Commission No. FF FF979100

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TALLAHASSEE, FLORIDA

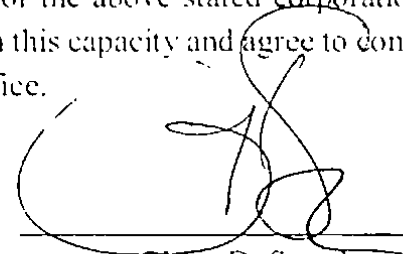
CERTIFICATE DESIGNATING REGISTERED AGENT
FOR THE SERVICE OF PROCESS IN THIS STATE

PURSUANT to Chapters 48 and 617, Florida Statutes, the following is submitted in compliance with said Act:

The Turnbull Crossings Homeowners' Association, Inc., desiring to organize under the laws of the State of Florida, with its principal office at 711 Commercial Drive, Holly Hill, Florida 32117, has named Glenn D. Storch, Esq., with an office located at Storch Law Firm, 420 South Nova Road, Daytona Beach, Florida 32114, as its Registered Agent to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation, at the 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.



Glenn D. Storch
Registered Agent

Date: 8-1-19

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TALLAHASSEE, FLORIDA