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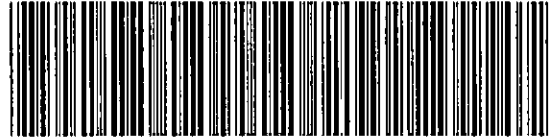
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COVER LETTER

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

SUBJECT: BELL SHOALS EP OWNERS' 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 P. McCullagh

Name (Printed or typed)

11966 Boyette Road

Address

Riverview, FL 33569

City, State & Zip

813-621-7777

Daytime Telephone number

jmccullagh@mccullaghandscott.com

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

RECEIVED
DIVISION OF CORPORATIONS
TALLAHASSEE, FL

2020 APR 29 PM 11:10

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

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ARTICLES OF INCORPORATION

2020 APR 29 PM 11:10

OF

BELL SHOALS EP OWNERS' ASSOCIATION, INC.
A Florida Not for Profit Corporation

THE UNDERSIGNED, for the purpose of forming a corporation (the "Corporation") under the *Florida Not for Profit Corporation Act*, hereby adopts the following Articles of Incorporation:

ARTICLE 1. - NAME

The name of the Corporation is: BELL SHOALS EP OWNERS' ASSOCIATION, INC.

ARTICLE 2. - ADDRESS

The physical and mailing address of the principal office of the Corporation is: 11966 Boyette Road, Riverview, Florida 33569.

ARTICLE 3. - PURPOSES

The Corporation is organized, and shall be operated exclusively for, the following purposes:

(a) to function as the "Association" referred to in the Declaration of Covenants, Conditions and Restrictions of Bell Shoals Executive Park (herein, the "Declaration", all capitalized terms defined in the Declaration and used in these Articles shall have the same meaning in these Articles as in the Declaration);

(b) to enforce the provisions of the Declaration within the Properties made subject to the Declaration by its terms, consisting of Common Areas and Lots intended for office sites.

(c) to operate and maintain the Stormwater Management System within the Properties as described and defined in the Declaration.

ARTICLE 4. - DUTIES

The Corporation shall be responsible for the following duties:

(a) to maintain active status as a Florida not for profit corporation;

(b) to carry out all functions assigned to the Association by the Declaration;

(c) to operate, maintain and manage the Stormwater Management System in a manner consistent with the requirements of Southwest Florida Water Management District (hereinafter "SWFWMD") Permit No. 43006804.003 and applicable SWFWMD rules, and to assist in the enforcement of the restrictions and covenants contained in said permit and rules;

(d) to use a portion of the Assessments collected pursuant to the power granted in

Article 5, section (a) of these Articles and in the Declaration, for the operation, Maintenance and repair of the Stormwater Management System and mitigation or preservation areas, including but not limited to work within retention areas, drainage structures and drainage easements;

(e) to insure that Assessments collected pursuant to the power granted in Article 5, section (a) of these Articles and in the Declaration, are adequate for the costs of Maintenance, operation and repair of the Stormwater Management System, in addition to the costs of performing all other duties for which the Association is responsible.

ARTICLE 5. - POWERS

The Corporation shall have the following powers:

(a) to establish rules and regulations governing its Members and to take any other actions necessary for the purposes for which the Corporation was organized;

(b) to levy, collect, and enforce collection of, Assessments against Members of the Association in amounts adequate for the costs of Maintenance, operation and repair of the Stormwater Management System and mitigation or preservation areas, including but not limited to work within retention areas, drainage structures and drainage easements, in addition to amounts required to perform all of the Association's other duties;

(c) to expend funds collected by Assessments against the Members of the Association to operate, maintain, repair and manage the Stormwater Management System in a manner consistent with the requirements of SWFWMD Permit No. 43006804.003 and applicable SWFWMD rules, and to assist in the enforcement of the restrictions and covenants contained in said permit and rules;

(d) to exercise all rights and powers conferred by the laws of the State of Florida upon not for profit corporations, including without limiting the generality of the foregoing, to accept and retain ownership of fee simple or lesser interests in the Common Area Lands, whether granted by provisions of the Declaration or by specific conveyance from the Declarant or any other party, to sue and be sued, to contract for services to fulfill its purposes including but not limited to the operation and maintenance of the Stormwater Management System and mitigation or preservation areas, to acquire by bequest, devise, gift, purchase, lease or otherwise any property of any sort or nature without limitation as to its amount or value, and to hold, invest, reinvest, manage, use, apply, employ, sell, expend, disburse, lease, mortgage, convey, option, donate or otherwise dispose of such property and the income, principal and proceeds of such property, for any of the purposes set forth herein.

ARTICLE 6. - MEMBERS

The Owners of Lots in Bell Shoals Executive Park shall be the Members of the Corporation, provided that each Lot shall be entitled to only one (1) vote on any matter to be decided by vote of the Members.

ARTICLE 7. – CORPORATE EXISTENCE

Existence of the Corporation shall commence with the acceptance for filing by the Florida Department of State, Division of Corporations, of these Articles of Incorporation. The Corporation shall exist in perpetuity.

ARTICLE 8. - INCORPORATOR

The name and address of the incorporator executing these Articles of Incorporation is:
James P. McCullagh, 11966 Boyette Road, Riverview, Florida 33569.

ARTICLE 9. - OFFICERS

The officers by whom the affairs of the Corporation are to be managed shall be a President, one (1) or more Vice-presidents, a Secretary and a Treasurer, and a Board of not less than three (3) nor more than five (5) Directors. The Directors shall be elected by the Members of the Corporation at the regular business meeting of the Corporation in December of each year or as soon thereafter as may be practical. The officers shall be elected by the Directors as provided for in the bylaws.

ARTICLE 10. – INITIAL DIRECTORS

The names and addresses of the initial Board of Directors, who, unless otherwise provided in the bylaws, shall serve for the first year of existence of the Corporation, or until their successors are elected and have qualified, are:

McCullagh, James P.	Lennon, David	Amaden, Todd C.
11966 Boyette Road	11966 Boyette Road	8515 Palm River Road
Riverview, Florida 33569	Riverview, Florida 33569	Tampa, Florida 33619

ARTICLE 11. – REGISTERED AGENT & OFFICE

The street address of the initial registered office and the name of the initial Registered Agent of this Corporation shall be:

James P. McCullagh, 11966 Boyette Road, Riverview, Florida 33569.

ARTICLE 12. - BYLAWS

The Bylaws of the Corporation are to be made and adopted by the Board of Directors, and may be altered, amended or rescinded by the Board of Directors.

ARTICLE 13. - AMENDMENTS

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and to all rights and privileges conferred upon the Members, Directors, and Officers are subject to this reservation. The Articles of Incorporation may be amended by a two-thirds (2/3) majority vote of the full Board of Directors, in accordance with the provisions of the laws of the State of Florida, as amended from time to time. unless more specific provisions for amendments are adopted by the Corporation pursuant to law.

ARTICLE 14.

No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its Members, Directors, or Officers, but the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article 3 hereof.

ARTICLE 15. - DISSOLUTION


In the event of termination, dissolution or final liquidation of this Corporation:

(a) the responsibility for the operation and Maintenance of the Stormwater Management System must be transferred to and accepted by an entity which complies with Rule 62-330.310, F.A.C., or such successor rule as may then be in effect, and the Florida Department of Environmental Protection's Environmental Resource Permit Applicant's Handbook Volume I, Section 12.3, or such successor publication as may then be in effect, and be approved by SWFWMD prior to such termination, dissolution or liquidation;

(b) all assets shall be distributed to the owner of record of the "Common Area" defined at Article I, Section 6 of the Declaration.

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent to accept service of process for Bell Shoals EP Owners' Association, Inc. at the place designated in the Articles of Incorporation, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.


James P. McCullagh, Registered Agent

Date: 4/28/, 2020

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.


James P. McCullagh, Incorporator

Date: 4/28, 2020