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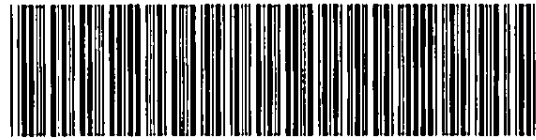
(Business Entity Name)

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TALLAHASSEE, FLORIDA

W21-34664



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

March 16, 2021

DALE S. WILSON, P.A.  
PO BOX 1808  
GREEN COVE SPRINGS, FL 32043

SUBJECT: SWEET RIVER HOMEOWNER'S ASSOCIATION, INC.  
Ref. Number: W21000034664

We have received your document for SWEET RIVER HOMEOWNER'S ASSOCIATION, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must contain both the street address of the principal office and the mailing address of the entity.

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation/limited liability company"); and the registered agent's 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) 245-6052.

DANIEL L O'KEEFE  
Regulatory Specialist II

Letter Number: 621A00005490

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TALLAHASSEE, FLORIDA

*Dale S. Wilson*  
*Attorney at Law*

718 N. ORANGE AVENUE  
PO BOX 1808  
GREEN COVE SPRINGS, FLORIDA  
32043

TELEPHONE:  
GREEN COVE SPRINGS  
(904) 284-5618

ORANGE PARK  
JACKSONVILLE  
MIDDLEBURG  
(904) 264-1512  
FAX (904) 284-5937

EMAIL: WILSDALE@BELLSOUTH.NET

March 22, 2021

**Attn: Daniel L O'Keefe,  
Regulatory Specialist II  
Department of State  
Division of Corporations  
PO Box 6327  
Tallahassee, FL 32314**

**SUBJECT: Sweet River Homeowner's Association, Inc.  
Letter Number: 621A00005490**

**Enclosed please find the original and one copy of the Articles of Incorporation of Sweet River Homeowner's Association, Inc., together with a copy of your letter dated March 16, 2021.**

**Thank you.**

Sincerely,



**Dale S. Wilson**

**DSWpjw  
Enclosures**

**COVER LETTER**

**February 11, 2021**

**Department of State  
Division of Corporations  
PO Box 6327  
Tallahassee, FL 32314**

**SUBJECT: Sweet River Homeowner's Association, Inc.**

**Enclosed please find the original and one copy of the Articles of Incorporation and a check for:**

**X   Filing Fee and Certificate of Status and Certified Copy : \$87.50**

**FROM: Name: Dale S. Wilson, P.A., Attorney at Law**

**Address: PO Box 1808**

**Green Cove Springs, FL 32043**

**Phone: 904-284-4440**

**Email: wilsdale@bellsouth.net**

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**  
**OF**  
**SWEET RIVER HOMEOWNER'S ASSOCIATION, INC.**

We, the undersigned, acting as incorporators of a non-profit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation.

**ARTICLE I**

The name of the corporation (hereinafter called the "association" is  
**SWEET RIVER HOMEOWNER'S ASSOCIATION, INC.**

**ARTICLE II**

The specific primary purposes for which the association is formed are:

1. To provide for maintenance and preservation of the roadways and common areas, within that certain subdivided tract of real property known as SWEET RIVER located off Raggedy Point Road in Fleming Island, Clay County, Florida; and
2. **Duties:** The Association shall operate, maintain and manage the stormwater management system(s) in a manner consistent with the requirements of Agency Permit Number: 166923-1 and applicable Agency rules, and shall assist in the enforcement of the restrictions and covenants contained herein.

**Powers:** The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the stormwater management system.

**Assessments:** The assessments shall be used for the maintenance and repair of the stormwater management systems and mitigation or preservation areas, including, but not limited to work within retention areas, drainage structures and drainage easements.

**Dissolution Language:** In the event of termination, dissolution or final liquidation of the Association, 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., and Applicant's Handbook Volume I, Section 12.3, and be

approved by the Agency prior to such termination, dissolution or liquidation.

**Existence and Duration:** 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.

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

(a) perform all of the duties and obligations of the association as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements ("the declaration") applicable to the subdivision and to be recorded in the public records of Clay County, Florida.

(b) Have and exercise any and all powers, right, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The association is organized and shall be operated exclusively for the purposes set forth above. The activities of the association will be financed by assessments against members as provided in the declaration and no part of any net earnings of the association will enure to the benefit of any member.

### **ARTICLE III**

Every purpose or entity who is a record owner of a vested undivided fee interest in any lot within SWEET RIVER SUBDIVISION 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 IV**

The period of duration of the association shall be perpetual.

### **ARTICLE V**

The name and residence address of each subscriber is:

**Roger T. Day**            1935 Vista Lakes Drive  
Fleming Island, FL 32003

**Omayra Johnson**      414 Old Hard Road, Suite 501  
Fleming Island, FL 32003

**ARTICLE VI**

The affairs of the association shall be managed by a board of directors, a president and vice-president, who shall at all times be members of the board of directors, and a secretary and treasurer. One person may hold one or more such offices. Such officers shall be elected at the first meeting of the board of directors following each annual meeting of members.

The names of the officers who are to serve until the first election are:

Roger T. Day	President
Dale S. Wilson	Vice-President
Omayra Johnson	Secretary/Treasurer

**ARTICLE VII**

The number of persons constituting the first board of directors of the association shall be three (3) and the names and addresses of the persons who shall serve as directors until the first election which shall be held at the first annual meeting of the association are:

Roger T. Day	1935 Vista Lakes Drive Fleming Island, FL 32003
Dale S. Wilson	718 N. Orange Avenue Green Cove Springs, FL 32043
Omayra Johnson	414 Old Hard Road, Suite 501 Fleming Island, FL 32003

Election of directors, except for the first board of directors of the association, shall be held at the annual meeting of the association. The number of directors may be increased or decreased from time to time as provided in the bylaws of the association, but shall never be less than three.

### **ARTICLE VIII**

The bylaws of the association may be made, altered or rescinded at any annual meeting of the association, or at any such special meeting duly called for such purpose, on the affirmative vote of two-thirds of each class of members existing at the time of and present at such meeting except that the initial bylaws of the association shall be made and adopted by the board of directors.

### **ARTICLE IX**

Amendments to these Articles of Incorporation may be proposed by any member of the association. These articles may be amended at any annual meeting of the association, or at any special meeting duly called and held for such purpose, on the affirmative vote of two-thirds of each class of members existing at the time of, and present at such meeting.

### **ARTICLE X**

Voting members shall be all owners of lots in Sweet River Subdivision as surveyed and conveyed by the Developer, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members, but in no event shall more than one vote be cast with respect to any lot.

### **ARTICLE XI**

On dissolution, the assets of the association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization organized and operated for such similar purposes



**ARTICLE XII**

Every director and every other officer of the association shall be indemnified by the association against all expenses and liabilities, including attorney's fees, reasonably incurred by or imposed upon him in connection with any proceedings to which he may be a party, or in which he may become involved, by reasons of him being or having been a director or officer of the association, whether or not he is a director or officers at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

**ARTICLE XIII**

The principal office of the corporation is 1935 Vista Lakes Drive, Fleming Island, FL 32003, and the resident agent, ROGER T. DAY, is located at 1935 Vista Lakes Drive, Fleming Island, FL 32003.

**ARTICLE XIV**

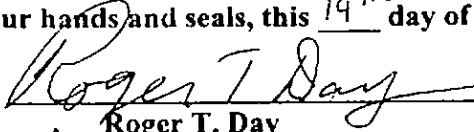
**ACCEPTANCE AS RESIDENT AGENT**

I, Roger T. Day, am hereby familiar with and accept the duties and responsibilities as resident agent for SWEET WATER HOMEOWNER'S ASSOCIATION, INC.

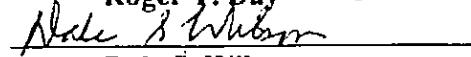
  
Roger T. Day

IN WITNESS WHEREOF, we, the undersigned subscribers to these Articles of

Incorporation, have hereunto set our hands and seals, this 14<sup>th</sup> day of March, 2021.

  
\_\_\_\_\_

Roger T. Day

  
\_\_\_\_\_

Dale S. Wilson

  
\_\_\_\_\_

Omayra Johnson

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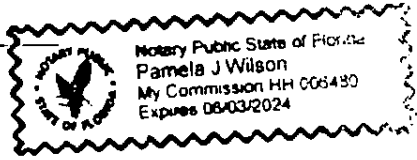
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

State of Florida  
County of Clay

This document was acknowledged before me this 19<sup>th</sup> day of March, 2021,  
by ROGER T. DAY, who, by means of  
physical presence, signed this document before me, and ( ) is personally known to me  
or (X) produced Florida Drivers License as form of identification.

Pamela J. Wilson  
Notary Public



State of Florida  
County of Clay

This document was acknowledged before me this 19<sup>th</sup> day of March, 2021, by Omayra  
Johnson, who, by means of physical presence, signed this document before me, and ( ) is  
personally known to me, or (X) produced Florida Drivers License as form of  
identification.

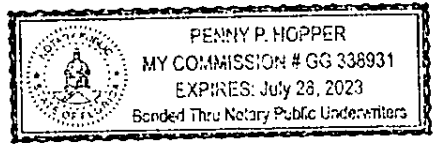
Pamela J. Wilson  
Notary Public



State of Florida  
County of Clay

This document was acknowledged before me this 19<sup>th</sup> day of March, 2021, by DALE S.  
WILSON, who, by means of physical presence, signed this document before me, and ( )  
is personally known to me, or (X) produced Florida Drivers License as form of  
identification.

Penny P. Hopper  
Notary Public



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