

## Florida Department of State

Division of Corporations

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Email Address: ddettmer@krasnydettmer.com**FLORIDA PROFIT/NON PROFIT CORPORATION****St. Johns Heritage Lakes North Property Owners Association, Inc.**

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**ARTICLES OF INCORPORATION  
OF  
ST. JOHNS HERITAGE LAKES NORTH PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned hereby executes these Articles of Incorporation for the purpose of forming a not-for-profit corporation under Chapter 617.0202 Florida Statutes.

**ARTICLE I  
NAME**

The name of the corporation shall be **ST. JOHNS HERITAGE LAKES NORTH PROPERTY OWNERS ASSOCIATION, INC.**, a not-for-profit Florida corporation ("Association").

**ARTICLE II  
PURPOSE**

The purpose and objective of the Association shall be to provide enforcement of the Covenants and otherwise engage in activities which provides for the mutual benefit of the Owners, their respective customers, visitors, licensees, invitees, tenants, mortgagees, successors and assigns, and for all other activities reasonably related thereto. The performance of the acts and duties herein imposed shall also be in accordance with the terms, provisions, covenants and restrictions contained in these Articles, the Declaration of Easements, Covenants and Restrictions for St. Johns Heritage Lakes North (the "Covenants") as recorded in the Public Records of Brevard County, Florida and the Bylaws (the "Bylaws") of this corporation. The Association shall be conducted as a Florida not-for-profit corporation. The terms used in these Articles shall have the same meaning as set forth in the Covenants.

**ARTICLE III  
POWERS**

The Association shall have the following powers:

A. All of the powers and privileges granted to corporations not for profit under the law pursuant to which this corporation is chartered, and all of the powers and privileges which may be granted unto said corporation or exercised by it under any other applicable laws of the State of Florida.

THIS INSTRUMENT PREPARED BY:  
DALE A. DETTMER, ESQ.  
304 S. Harbor City Boulevard, Suite 201  
Melbourne, Florida 32901  
(321) 723-5646  
Bar No. 172988

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B. All of the powers reasonably necessary to implement and effectuate the purposes of the Association, including, but not limited to:

1. Making and establishing reasonable rules and regulations governing the use of the easements in St. Johns Heritage Lakes North as said terms may be defined in the Covenants.

2. Levying and collecting assessments against members of the Association to defray the common expenses of the community as provided in the Covenants and in the Bylaws of this Association which may be hereafter adopted.

3. The power to 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 requirements, and applicable District rules and shall assist in the enforcement of the restrictions and covenants contained herein. 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 assessments collected by the Association shall be used, inter alia, for the maintenance and repair of the Surface Water Management System included but not limited to work within retention areas, drainage structures and drainage easements.

4. Maintaining, repairing, replacing, operating and managing the private roadway and other easements, including the right to reconstruct improvements after casualty and to make further improvement of the easements.

5. Contracting for maintenance of the easements of the Association,

6. Enforcing the provisions of the Covenants, these Articles of Incorporation and the Bylaws of the corporation which may be hereafter adopted, and the rules and regulations governing the use of the Easements as the same may be hereafter established.

7. To now or hereafter acquire and enter into leases and agreements of every nature, whereby the corporation acquires leaseholds, memberships and other possessory or use interests in land or facilities, including recreational and communal facilities, whether or not contiguous to lands of the community, to provide enjoyment, recreation, or other use of benefit to the members of the association, all as may be deemed by the Board of Directors to be in the best interests of the corporation.

8. To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the corporation pursuant to the Covenants.

#### **ARTICLE IV** **MEMBERS**

The qualifications of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as follows:

A. Every Lot Owner which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

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B. Membership shall be established by the acquisition of fee title to a Lot in the community or by acquisition of a fee ownership interest therein, whether by conveyance, devise, judicial decree or otherwise and the membership of a party shall be automatically terminated upon being divested of all title in and to a fee ownership interest in any Lot except that nothing herein contained shall be construed as terminating the membership of any party who may own two (2) or more Lots, so long as such person shall retain title to at least one Lot.

C. The interest of a member in the funds and assets of the corporation cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his Lot. The funds and assets of the corporation shall belong solely to the corporation, subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Covenants and in the said Bylaws.

D. Each Lot Owner shall be a member of the Association and shall have one (1) vote on all matters brought before the Members for determination.

#### **ARTICLE V** **TERM**

The corporation shall have perpetual existence commencing upon the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. If the corporation shall be voluntarily dissolved, the assets shall be dedicated to a public body or conveyed to a non-profit organization having purposes as set forth in Article II hereof. Further, 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 shall be transferred to and accepted by an entity which shall comply with Section 40C-42.027, Florida Administrative Code, and which shall be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation. Further, the City of West Melbourne is not required to take title to, or to operate any of the improvements, upon such termination, dissolution or liquidation of the corporation. This provision cannot be changed or amended without the written consent of the City of West Melbourne.

#### **ARTICLE VI** **LOCATION, INCORPORATOR AND REGISTERED AGENT**

The principal office of the corporation shall be located at 304 S. Harbor City Blvd, Suite 201, Melbourne, FL 32901 but the corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors. The name and address of the Incorporator and the initial Registered Agent is Dale A. Dettmer, 304 S. Harbor City Blvd, Suite 201, Melbourne, FL 32901.

#### **ARTICLE VII** **DIRECTORS**

The affairs of the corporation shall be managed by the Board of Directors. The number of members of the first Board of Directors of the corporation shall be three (3), except as may be changed from time to time by the Bylaws of the Corporation. The members of the Board of Directors shall be elected as provided by the Bylaws of the Corporation. The Board of Directors shall be members of Corporation or shall be authorized representatives, officers or employees of a corporate member of this Corporation. Any vacancies in the Board of Directors occurring before the first election will be filled by

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the remaining directors. The first election of Directors shall be held within sixty (60) days from the date that the Developer transfers control of the Corporation to the Lot owners and thereafter, election of Directors shall be held once a year at the annual membership meeting.

The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Robert M. Renfro  
304 S. Harbor City Blvd, Suite 201  
Melbourne, FL 32901

Dale A. Dettmer  
304 S. Harbor City Blvd, Suite 201  
Melbourne, FL 32901

Debra L. Campos  
304 S. Harbor City Blvd, Suite 201  
Melbourne, FL 32901

#### **ARTICLE VIII** **OFFICERS**

The Board of Directors shall elect a President, Vice President, Secretary and a Treasurer and as many additional Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Directors shall determine. The President shall be elected from among the membership of the Board of Directors, but no other officer needs to be a Director. The same person may hold two (2) offices, the duties of which are not incompatible; provided however, that the office of the President and Vice President shall not be held by the same person, nor shall the office of President, Secretary, Treasurer, Assistant Secretary or Assistant Treasurer be held by the same person.

The affairs of the corporation shall be administered by the officers designated in the Bylaws of the corporation. Said officers will be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and with the approval of the Board of Directors may employ a Managing Agent and/or such other managerial and supervisory personnel or entities to administer or assist in the administration of the operation and management of the community, and the affairs of the corporation, and any such person or entity may be so employed without regard to whether such person or entity is a member of the corporation or a director of the corporation.

The names and addresses of the officers who will serve until their successors are designated are as follows:

President: Robert M. Renfro  
304 S. Harbor City Blvd, Suite 201  
Melbourne, FL 32901

Vice President: Dale A. Dettmer  
304 S. Harbor City Blvd, Suite 201  
Melbourne, FL 32901

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Secretary/Treasurer: Dale A. Dettmer  
304 S. Harbor City Blvd, Suite 201  
Melbourne, FL 32901

**ARTICLE IX**  
**BYLAWS**

The original Bylaws of the corporation shall be adopted by the Board of Directors and thereafter, such Bylaws may be altered or rescinded by the Board of Directors only in such manner as said Bylaws may provide.

**ARTICLE X**  
**INDEMNIFICATION**

Every director and every officer of the corporation shall be indemnified by the corporation against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a director or officer of the corporation, whether or not he is a director or officer 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; provided, that, in the event of any claim for reimbursement of indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests of the corporation. 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 XI**  
**AMENDMENTS**

Any amendment or amendments to these Articles of Incorporation or to the Covenants may be proposed by the Board of Directors of the corporation acting upon a vote of the majority of the Directors, or by the members of the corporation owning a majority of the Lot Owners, whether meeting as members or by instrument in writing signed by them. Upon any amendment or amendments to these Articles being proposed by said Board of Directors or members, such proposed amendment or amendments shall be transmitted to the President of the corporation or other officer of the corporation in the absence of the President, who shall thereupon call a special meeting of the members of the corporation for a date not sooner than twenty (20) days nor later than sixty (60) days from the receipt by him of the proposed amendment or amendments, and it shall be the duty of the Secretary to give to each member written or printed notice of such meeting, stating the time and place of the meeting and reciting the proposed amendment or amendments in reasonably detailed form, which notice shall be mailed or presented personally to each member not less than ten (10) days nor more than thirty (30) days before the date set for such meeting. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver when filed in the records of the corporation, whether before or after the holding of the meeting, shall be deemed equivalent to the giving of such notice to such member. At such meeting the amendment or amendments proposed must be approved by the eighty-five percent (85%) vote of the members owning Lots in the community in order for such amendment or amendments to become effective. Thereupon, such amendment or amendments of these Articles shall be transcribed and certified in such form as may be necessary to register the same in the Office of the Secretary of State of Florida; and upon the registration of such amendment or amendments with said Secretary of State, a certified copy thereof shall be recorded in the public records of Brevard County, Florida within ten (10) days from the

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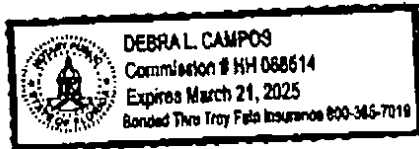
date on which the same are so registered. At any meeting held to consider such amendment or amendments of these Articles, the written vote of any member of the corporation shall be recognized, if such member is not in attendance at such meeting or represented there at by proxy, provided such written vote is delivered to the Secretary of the corporation at or prior to such meeting. Notwithstanding anything herein to the contrary, no change that would affect the Surface Water Management System shall be made without the prior written approval of the District.

IN WITNESS WHEREOF, the subscribers have hereunto set their hands and seals this 13 day of December, 2021.

Dale A. Dettmer  
Incorporator

STATE OF FLORIDA  
COUNTY OF BREVARD

**BEFORE ME**, the undersigned authority, by means of ✓ physical presence or      online notarization, personally appeared Dale A. Dettmer, personally known to me, or who provided \_\_\_\_\_ as identification, who being by me first duly sworn, acknowledged that he executed the foregoing Articles of Incorporation for the purposes therein expressed on this 13 day of December, 2021.



Notary Public, State of Florida  
My Commission expires: 3-21-2025

## CERTIFICATE OF RESIDENT AGENT

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act: **ST. JOHNS HERITAGE LAKES NORTH PROPERTY OWNERS ASSOCIATION, INC.**, a corporation not for profit, desiring to organize under the laws of the state of Florida, with its principal office, as indicated in the Articles of Incorporation, at Melbourne, County of Brevard, State of Florida, has named Dale A. Dettmer located at 304 S. Harbor City Blvd, Suite 201, Melbourne, FL 32901, as its agent 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.

Dale A. Dettmer, Resident Agent