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**ARTICLES OF INCORPORATION
OF CREIGHTON LANDING DOCK ASSOCIATION, INC.,
a Florida corporation not for profit**

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, who is a resident of the State of Florida, and who is of full age, for the purpose of forming a Florida corporation not for profit, hereby certifies:

**ARTICLE I
NAME OF CORPORATION**

The name of the corporation is CREIGHTON LANDING DOCK ASSOCIATION, INC., a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes (hereinafter referred to as the "Association").

**ARTICLE II
PRINCIPAL OFFICE AND MAILING ADDRESS OF THE ASSOCIATION**

The street address of the initial principal office and mailing address of the Association is 3168 Creighton Landing, Fleming Island, Florida, 32003. The principal office and mailing address may be changed by a majority vote of the Board of Directors of the Association.

**ARTICLE III
REGISTERED AGENT AND REGISTERED OFFICE**

The law office of Ansbacher Law, with an office at 8818 Goodbys Executive Drive, Suite 100, Jacksonville, Florida 32217, is hereby appointed the initial Registered Agent of the Association.

**ARTICLE IV
DURATION**

The existence of the Association shall commence as of the filing of these Articles of Incorporation with the Florida Secretary of State, Division of Corporations. The Association shall exist in perpetuity unless otherwise dissolved in accordance with these Articles.

**ARTICLE V
PURPOSE AND POWERS OF THE ASSOCIATION**

The specific purposes for which the Association is formed are to provide for the maintenance, preservation and rules of use regarding the dock located at the end of Creighton Landing Road, extending out in to Doctors Lake located in Fleming Island, Clay County, Florida and otherwise advance the common public interests of the properties on Creighton Landing Road. The Association does not contemplate pecuniary profit to its members and shall have and exercise any and all powers, rights, and privileges of a corporation not for profit organized under Chapter 617, Florida Statutes, as it may be amended from time to time.

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This Association shall be further empowered to:

- A. Exercise of all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions, Restrictions, and Easements for CREIGHTON LANDING DOCK ASSOCIATION hereinafter called the "Declaration", and recorded or to be recorded in the Public Records of Clay County, Florida, as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length (all capitalized terms, unless otherwise provided herein, shall have the same meaning as defined in the Declaration) and pursuant to Chapter 720, Florida Statutes;
- B. Fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the "Community Dock" as defined in the Declaration;
- C. Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- D. Borrow money, and with the assent of two-thirds (2/3) of the Owners, mortgage or pledge, 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 Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Owners. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the Owners, agreeing to such dedication, sale or transfer, provided, however, that the Association shall have the right to grant permits, easements or licenses to a public agency or utility company for utilities, roads, other purposes reasonably necessary or useful for the proper maintenance or operation of the property, which grants shall not be deemed a dedication, sale or transfer requiring the consent of Owners;
- F. Participate in mergers and consolidations with other nonprofit corporations organized for the same or similar purposes or annex additional property, provided that any such merger, consolidation, or annexation shall comply with the requirements of the Declaration;
- G. Have and to exercise any and all powers, rights and privileges that a corporation organized under the Florida Not For Profit Corporation Act and other relevant Florida laws may now or hereafter have or exercise;
- H. Operate, maintain and manage the Community Dock and Community Easement(s). The Association shall levy and collect adequate assessments against members of the Association for the maintenance of the Community Dock and Community Easement(s);

ARTICLE VI MEMBERSHIP

Each and every owner of real property located on Creighton Landing Road in Fleming Island, Clay County, Florida will be a member ("Member") of the Association. Membership shall be appurtenant to ownership of a Lot and may not be separated from such ownership. Members

shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, other than as security for the performance of an obligation, all such persons shall be Members. The vote for such Lot shall be exercised as determined by co-owners by written designation to the Association, but in no event shall more than one vote be cast with respect to any Lot. The vote appurtenant to any Lot shall be suspended in the event that, and for as long as, more than one Member holding an interest in that Lot lawfully seeks to exercise it.

ARTICLE VII BOARD OF DIRECTORS

The affairs of this Association shall be managed by a board consisting of the number of directors determined in the manner provided in the Bylaws, but which shall consist of no less than three (3) and no more than five (5) directors. The initial number of Directors shall be three (3). The names and address of the initial directors of the Association are:

<u>NAME</u>	<u>ADDRESS</u>
Martin Blalock	3168 Creighton Landing Road, Fleming Island, FL 32003.
James H. Runnfeldt, Jr.	3195 Creighton Landing Road, Fleming Island, FL 32003
Shawn D. Thomas	3152 Creighton Landing Road, Fleming Island, FL 32003

At the first annual meeting, the Members shall elect one (1) Director for a term of one (1) year, one Director for a term of two (2) years, and one (1) Director for a term of three (3) years; and at each annual meeting thereafter the Members shall elect one (1) Director for a term of three (3) years. In the event the number of Directors is more than three (3), additional Directors shall be elected for a term of three (3) years.

ARTICLE VIII INCORPORATOR

The name and address of the incorporator of these Articles of Incorporation is as follows:

<u>NAME</u>	<u>ADDRESS</u>
Christene M. Ertl c/o ANSBACHER LAW, P.A.	8818 Goodbys Executive Drive, Suite 100 Jacksonville, FL 32217

ARTICLE IX OFFICERS

The affairs of the Association shall be administered by the Officers designated in the By-Laws of the Association, who shall be elected by the Board of Directors at the first meeting of the board following the annual meeting of the general Membership each year. Officers shall serve at the pleasure of the Board of Directors. Pending the election of the permanent Officers of this Association by the Board of

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Directors, the following named persons shall be the initial Officers of the Association until their successors have been duly elected:

<u>TITLE</u>	<u>NAME</u>
President	James H. Runnfeldt, Jr.
Vice President	Shawn D. Thomas
Secretary/Treasurer	Martin Blalock

ARTICLE X BY-LAWS

The By-Laws of the Association will be hereinafter adopted by the Board of Directors. Such By-Laws may be amended or repealed, in whole or in part, by a majority vote of the Board of Directors.

ARTICLE XI DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the Members.

ARTICLE XII AMENDMENTS

Amendment of these Articles of Incorporation shall require the approval of at least two-thirds (2/3) vote of the Members.

ARTICLE XIV CONFLICT

In the event that any provision of these Articles of Incorporation conflicts with any provision of the Declaration, the provision of Declaration in conflict therewith shall control. If any provision of these Articles of Incorporation conflicts with any provision of the Bylaws, the provisions of these Articles of Incorporation shall control.

ARTICLE XV INDEMNIFICATION

The Directors and Officers of the Association shall be indemnified by the Association to the fullest extent now or hereafter permitted by law and shall not be personally liable for any act, debt, liability or other obligations of the Association. Similarly, Members are not personally liable for any act, debt, liability or obligation of the Association. A Member may become liable to the Association for assessments, fees, etc. as provided in the Declaration or as otherwise provided by law.

782 E. 21st St. Ft. Lauderdale, FL 33304

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, being the Incorporator, has executed these Articles of Incorporation, this 24th day of May, 2022.

By: 

Christene M. Ertl, Incorporator

Address: 8818 Goodbys Executive Drive,
Suite 100

Jacksonville, FL 32217

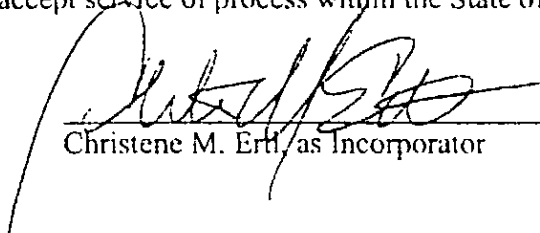
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CERTIFICATE

DESIGNATING REGISTERED AGENT AND PLACE OF BUSINESS FOR THE SERVICE
OF PROCESS WITHIN THIS STATE

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

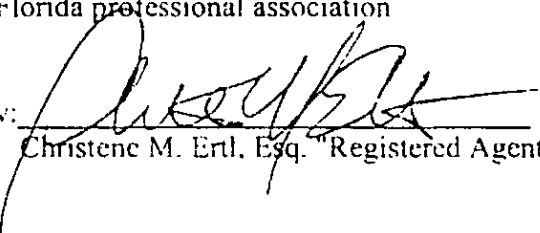
That Creighton Landing Dock Association, Inc., desiring to organize under the laws of the State of Florida with its registered office, as indicated in the Articles of Incorporation, in the City of Jacksonville, County of Duval, State of Florida, has named Ansbacher Law, P.A., a Florida professional association, 8818 Goodbys Executive Drive, Jacksonville, Florida 32217, as its agent to accept service of process within the State of Florida.


Christene M. Ertl, as Incorporator

ACKNOWLEDGMENT

Having been named to accept service of process for the above-named corporation, at the place designated in this Certificate, the undersigned is familiar with and accepts such appointment, and the obligations thereof, and agrees to act in this capacity, and to comply with the provisions of law relating to keeping said office open.

Ansbacher Law, P.A.
a Florida professional association

By: 
Christene M. Ertl, Esq. "Registered Agent"