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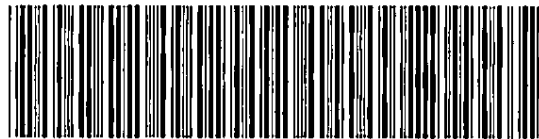
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S. CHATHAM

OCT 12 2022

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TALLAHASSEE, FLORIDA

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FILING OFFICE
SEP 27 2022



FLORIDA DEPARTMENT OF STATE
Division of Corporations

September 28, 2022

CAPITAL CONNECTION, INC.

SUBJECT: THE STABLES AT CARY FOREST OWNERS ASSOCIATION, INC
Ref. Number: W22000123113

We have received your document for and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must have original signatures.

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.

The registered agent must sign accepting the designation.

If you have any further questions concerning your document, please call (850) 245-6052.

Summer Chatham
Regulatory Specialist II
New Filing Section

Letter Number: 022A00021578

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TALLAHASSEE, FLORIDA

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

THE STABLES AT CARY FOREST...

Signature _____

Requested by: SETH

10/07

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____

_____ Art of Inc. File _____
_____ LTD Partnership File _____
_____ Foreign Corp. File _____
_____ L.C. File _____
_____ Fictitious Name File _____
_____ Trade/Service Mark _____
_____ Merger File _____
_____ Art. of Amend. File _____
_____ RA Resignation _____
_____ Dissolution / Withdrawal _____
_____ Annual Report / Reinstatement _____
_____ Cert. Copy _____
_____ Photo Copy _____
_____ Certificate of Good Standing _____
_____ Certificate of Status _____
_____ Certificate of Fictitious Name _____
_____ Corp Record Search _____
_____ Officer Search _____
_____ Fictitious Search _____
_____ Fictitious Owner Search _____
_____ Vehicle Search _____
_____ Driving Record _____
_____ UCC 1 or 3 File _____
_____ UCC 11 Search _____
_____ UCC 11 Retrieval _____
_____ Courier _____

**ARTICLES OF INCORPORATION
OF
THE STABLES AT CARY FOREST OWNERS ASSOCIATION, INC.**

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, all of whom are residents of Florida and all of whom are of age, have this day voluntarily associated themselves together for the purpose of forming a corporation not-for-profit and do hereby certify:

ARTICLE I

NAME OF CORPORATION

The name of the corporation is The Stables at Cary Forest Owners Association, Inc., hereinafter called the "Association".

ARTICLE II

PRINCIPAL OFFICE

The principal office of the Association is located at 450038 State Rd. 200, Callahan, Florida 32011 or at such other place as the Board of Directors may from time to time designate.

ARTICLE III

REGISTERED AGENT

James M. Coleman, Jr., whose address is 450038 State Rd. 200, Callahan, Florida 32011, is hereby appointed the initial registered agent of the Association.

ARTICLE IV

PURPOSES AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or profit to its members and is formed to provide for the maintenance of the Common Areas and such other purposes as are prescribed by the Declaration. All terms contained herein shall mean and refer to the terms as defined by the Declaration.

The Association shall exercise all of the powers and privileges and perform all the duties and obligations of the Association as set forth in the Declaration applicable to the Property and as amended from time to time, the Declaration being incorporated herein by reference. In addition, the Association shall exercise any and all powers, rights and

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DIVISION

privileges which a corporation organized under the not-for-profit corporation law of the State of Florida may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP AND VOTING RIGHTS

1. Members. Every Owner shall be a mandatory Member of the Association. Membership shall be appurtenant to and may not be separated from title to each Lot. Membership shall be transferred automatically by conveyance of the title to any Lot, whereupon the membership of the previous Owner shall automatically terminate. Persons or entities which have an interest in any Lot merely as security for the performance of an obligation shall not be Members of the Association, and in such case the beneficial Owner shall retain the membership in the Association.

2. Voting Rights. The Association shall have two classes of voting Members:

(a) Class A. Class A Members shall be all Owners with the exception of Developer while the Class B Membership exists. Class A Members 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; however, the vote for such Lot shall be exercised as they shall determine among themselves, but in no event shall more than one vote be cast with respect to any Lot. Notwithstanding the foregoing, if title to any Lot is held by a husband and wife, either spouse may cast the vote for such Lot unless and until a written voting authorization is filed with the Association designating a voting co-owner. When title to a Lot is held by a corporation, partnership, association, trust, or other entity (with the exception of Developer), a certificate designating the authorized voting representative of the entity shall be filed with the association, which shall be effective until rescinded by such entity. Provided, however, if an Owner owns a Reconfigured Lot, the Owner thereof shall have only one vote in Association matters.

(b) Class B. The Class B Member shall be the Developer who shall be entitled to the sole right to vote in Association Matters until the occurrence of the earlier of the following events ("Turnover"):

(i) Three (3) months after ninety percent (90%) of the Lots in the Property have been conveyed to Class A Members.

(ii) Twenty (20) years after the recording of this Declaration; or

(iii) Such earlier date as Developer, in its sole discretion, may determine in writing.

RECORDED
IN
BOOK 11
PAGE 11

ARTICLE VI

BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of not less than three (3) directors who need not be members of the Association. The number of directors shall be elected or appointed and may be changed in accordance with the provisions of the Bylaws. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors in accordance with the Bylaws are:

Name	Address
James M. Coleman, Jr.	450038 State Rd. 200 Callahan, FL 32011
Robert P. Cook, Jr.	450038 State Rd. 200 Callahan, FL 32011
James M. Coleman, Sr.	450038 State Rd. 200 Callahan, FL 32011

ARTICLE VII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3rds) of each class members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event that such dedication is refused, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes. This procedure shall be subject to court approval of dissolution pursuant to Section 617.1401, Florida Statutes.

ARTICLE VIII

EXISTENCE AND DURATION

Existence of the Association shall commence with the filing of these Articles with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE IX

AMENDMENTS

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OFFICE OF THE
SECRETARY OF STATE
JAN 31 11 11 AM '11

Amendment of these Articles or the Declaration shall require the assent of a majority of each class of members and, in the event that the Property is approved by the VA or FHA, the VA or FHA guarantees or insures a mortgage on a Residential Dwelling Unit and there is a Class B membership, amendment of this Declaration shall require the approval of the VA and FHA.

ARTICLE X

OFFICERS

The officers of the Association who shall serve until the first election of their successors are as follows:

President	James M. Coleman, Jr.
Vice President and Treasurer	Robert P. Cook, Jr.
Secretary	James M. Coleman, Sr.

The officers of the Association shall be elected and shall serve for the term as prescribed by the Bylaws. The Board, by resolution, may create such officers as determined necessary for the operation of the Association.

ARTICLE XI

BYLAWS

The Board shall adopt Bylaws consistent with these Articles. Such Bylaws may be amended by the Developer on its own motion from the date hereof until the Class B membership terminates and thereafter, the Bylaws may be amended at a regular or special meeting of the members by the vote of a majority of a quorum (as defined by the Bylaws) of members present in person or by proxy subject to approval of any such change to the Bylaws by the VA and FHA.

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ARTICLE XII

SUBSCRIBERS

The names and addresses of the subscribers to these Articles are as follows:

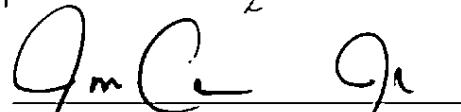
Name	Address
James M. Coleman, Jr.	450038 State Rd. 200 Callahan, FL 32011
Robert P. Cook, Jr.	450038 State Rd. 200 Callahan, FL 32011
James M. Coleman, Sr.	450038 State Rd. 200 Callahan, FL 32011

ARTICLE XIII

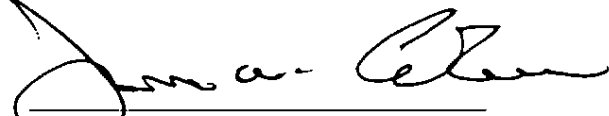
CONFLICT

In the event of any conflict between these Articles and the Bylaws, the Articles shall control and prevail and in the event of a conflict between these Articles and the Declaration, the Declaration shall control and prevail.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the subscribers of this Association, have executed these Articles this 26th day of September, 2021.


James M. Coleman, Jr.


Robert P. Cook, Jr.


James M. Coleman, Sr.

FILED
CLERK OF STATE
JUL 11 PM 3:11

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of September, 2022 by James M. Coleman, Jr., being personally known to me.

Robin G. Johnson
Notary Public

My commission expires: 3-6-23



ROBIN G. JOHNSON
Commission # GG 308317
Expires March 6, 2023
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of September, 2022 by Robert P. Cook, Jr., being personally known to me.

Robin G. Johnson
Notary Public

My commission expires: 3-6-23



ROBIN G. JOHNSON
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STATE OF FLORIDA
COUNTY OF DUVAL

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ROBIN G. JOHNSON
Commission # GG 308317
Expires March 6, 2023
Bonded Thru Budget Notary Services

FILED
DIVISION OF
RECORDS &
OFFICIAL
2022 SEP 27 PM 4:00
JACKSONVILLE, FL

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, James M. Coleman Jr., hereby agrees to act in this capacity, and to comply with the provisions of all statutes relative to the proper and complete performance of its duties.

By: 
JAMES M. COLEMAN JR.

Date: 10/4/2022

FILED
SECTION 17
OCT 11 2022
FBI