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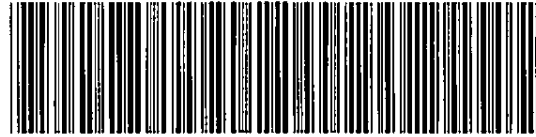
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OFFICE OF  
REGISTRARS  
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

February 10, 2023

ANDERSON, GIVENS & FREDERICKS, P.A.  
1689 MAHAN CENTER BLVD, SUITE B  
TALLAHASSEE, FL 32308 US

SUBJECT: THE PRESERVE AT WAKULLA STATION PROPERTY OWNERS  
ASSOCIATION, INC.  
Ref. Number: W23000018178

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):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

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.)

The registered agent must sign accepting the designation.

If you have any further questions concerning your document, please call (850) 245-6000.

Summer Chatham  
Regulatory Specialist III  
Director's Office

Letter Number: 423A00003261

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2023 FEB 13 PM 1:04  
TALLAHASSEE, FL 32314

Jeremy Anderson, Esquire  
Justin Givens, Esquire  
D.J. Fredericks, Esquire  
Harvey Halprin, Esquire



**ANDERSON | GIVENS | FREDERICKS**  
— Attorneys & Counselors At Law —

Community Association  
Land Use  
Real Estate & Title  
Civil Litigation  
Probate and Trusts

1689 Mahan Center Blvd., Ste. B  
Tallahassee, Florida 32308  
Tel: 850-692-8900  
Fax: 850-597-9120

3665 Bee Ridge Rd., Suite 100  
Sarasota, FL 34233  
Tel: 941-866-4348  
Fax: 850-224-2440

February 13, 2023

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

***Hand Delivery***

RE: THE PRESERVE AT WAKULLA STATION PROPERTY OWNERS  
ASSOCIATION, INC.

To whom this may concern:

Enclosed please find the Articles of Incorporation for the above-referenced Association.  
Also enclosed is check # 2571 for filing the Articles of Incorporation, Not-for-Profit. If you have  
any questions, please do not hesitate to contact our office at 850-692-8900.

Very Truly Yours,

Harvey Halprin, Esq.  
[hhalprin@andersongivens.com](mailto:hhalprin@andersongivens.com)

Enclosures

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TALLAHASSEE, FL

Prepared by and return to:  
Harvey P. Halprin, Esquire  
Anderson, Givens & Fredericks, P.A.  
1689 Mahan Center Blvd, Suite B  
Tallahassee, FL 32308  
(850) 692 8900

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**ARTICLES OF INCORPORATION  
OF  
THE PRESERVE AT WAKULLA STATION  
PROPERTY OWNERS ASSOCIATION, INC.  
a Florida corporation, Not-for-Profit**

These are the Articles of Incorporation of **THE PRESERVE AT WAKULLA STATION PROPERTY OWNERS ASSOCIATION, INC.**, a not-for-profit corporation under Chapter 617, Florida Statutes:

**ARTICLE 1  
NAME**

The name of the corporation shall be **THE PRESERVE AT WAKULLA STATION PROPERTY OWNERS ASSOCIATION, INC.** (hereinafter referred to as the "Association").

**ARTICLE 2  
PRINCIPAL OFFICE**

The principal office and mailing address of the Association shall be located at 1689 Mahan Center Blvd, Suite B, Tallahassee, FL 32308. The Association Board of Directors may change the location of the principal office of the Association and its mailing address from time to time as provided by law.

**ARTICLE 3  
DURATION**

The period of duration of the Association is perpetual.

**ARTICLE 4  
PURPOSE**

The Association does not contemplate pecuniary gain or benefit, direct or indirect, to its Members. By way of explanation and not limitation, the purposes for which the Association is organized are:

- (a) To be and constitute the Association to which reference is made in the Declaration.

to perform all obligations and duties of the Association, and to exercise all rights and powers of the Association, as set forth in the Declaration, these Articles of Incorporation and the Bylaws of the Association as provided by law;

(b) To provide an entity for the maintenance, management, and control of certain property located in Wakulla County, Florida, which property is subject to the **DECLARATION OF RESTRICTIVE COVENANTS OF THE PRESERVE AT WAKULLA STATION**, and is recorded in the Public Records of Wakulla County, Florida, as same shall from time to time be amended and supplemented (the "Declaration");

(c) To provide for the ownership, operation, maintenance, and preservation of any Common Areas, if any, and for the maintenance and improvement of any easements granted to the Association within the lands subject to the Declaration and such additional properties as may be added thereto from time to time by annexation or otherwise as provided in the Declaration and in these Articles;

(d) To promote the welfare of the members hereof within the confines of THE PRESERVE AT WAKULLA STATION subdivision; and

(e) Insofar as permitted by law, to do anything that, in the opinion of the Board of Directors, will promote the common benefit and enjoyment of the residents of THE PRESERVE AT WAKULLA STATION.

<p style="text-align: center;"><b>ARTICLE 5</b> <b>POWERS</b></p>
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The powers of the Association shall include and be governed by the following provisions:

**General Powers.** In furtherance of its purposes, the Association shall have the powers provided by common law, in Chapters 617 and 720, Florida Statutes, the Declaration and Bylaws of the Association which, unless indicated otherwise by the Declaration or Bylaws of the Association, may be exercised by the Board of Directors.

**Emergency Powers.** For purposes of this Article only, an emergency exists during a period of time that the Subdivision, or the immediate geographic area in which the Subdivision is located, is subjected to: a state of emergency declared by civil or law enforcement authorities; a hurricane watch or warning as issued by a governmental authority; a partial or complete evacuation order issued by civil or law enforcement authorities; the declaration of a federal or state "disaster area" status; or catastrophe, whether natural or manmade, which seriously damages, or threatens to seriously damage the physical existence of the Subdivision. During an emergency as defined herein, the Association's Board of Directors may exercise the emergency powers provided to Florida corporations by Section 617.0207 and Section 617.303, Florida Statutes, and as may be provided in Chapter 720, Florida Statutes.

Limitations and Restrictions. The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers which may now or hereafter be allowed or permitted by law; and the powers specified in each of the paragraphs of this Article are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provision of this Article.

## **ARTICLE 6 QUALIFICATIONS OF MEMBERSHIP**

General. The Association shall be a membership corporation without certificates or shares of stock. The record title owner ("Owner") of each Parcel within the lands subject to the Declaration shall be a Member of the Association and shall be entitled to vote as further provided herein, the Declaration and the Bylaws. The rights and obligations of a Member may not be assigned or delegated except as provided in the Declaration, these Articles of Incorporation, or the Bylaws of the Association, and shall automatically pass to the successor-in-interest of any Owner upon conveyance of such Owner's interest in the Parcel. Change of an Owner's membership in the Association shall be established by recording in the Office of the Clerk of the Circuit Court of Wakulla County, Florida, a deed or other instrument establishing record title to Parcel. Upon such recordation, the Owner designated by such instrument shall become a Member of the Association and the membership of the prior Owner shall terminate.

Limitation on Transfer of Shares of Assets. A member cannot assign, hypothecate or transfer in any manner his or her share in the funds and assets of the Association, except as an appurtenance to the member's Parcel.

## **ARTICLE 7 VOTING RIGHTS**

Each Lot, as defined in the Declaration, not suspended pursuant to state law shall have one (1) vote for each Unit owned. The Bylaws shall provide the method of voting. Except where otherwise required under the provisions of the Declaration, the Bylaws, these Articles of Incorporation, or by law, the affirmative vote of the Owners of a majority of eligible votes represented at any meeting of the Members duly called and at which a quorum is present, shall be binding upon the Members.

## **ARTICLE 8 BOARD OF DIRECTORS**

The affairs of the Association shall be managed by a Board consisting of five (5) Directors, as provided in the Bylaws. Elections shall be conducted in the manner provided in the Bylaws, except that the five (5) initial Directors shall be the following individuals until the first annual meeting and election of Directors:

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TALLAHASSEE, FL**

LaBarron Pollock	11 BROOKS DR CRAWFORDVILLE, FL 32327
Melanie Strickland	38 STONE WAY CRAWFORDVILLE, FL 32327
Brandon Wallace	11 STONE WAY CRAWFORDVILLE, FL 32327
Shannon Silcox	18 BROOKS DR CRAWFORDVILLE, FL 32327
Lydia Bryant	52 BROOKS DR, CRAWFORDVILLE, FL 32327

#### **ARTICLE 9 OFFICERS**

The officers of the Association shall be a President, a Vice President, a Secretary, and a Treasurer. The Bylaws of the Association shall specify the election, term, qualifications and duties of Association officers, except that the initial officers of the Association shall be:

President	LaBarron Pollock	11 BROOKS DR CRAWFORDVILLE, FL 32327
Vice President	Melanie Strickland	38 STONE WAY CRAWFORDVILLE, FL 32327
Treasurer	Brandon Wallace	11 STONE WAY CRAWFORDVILLE, FL 32327
Secretary	Shannon Silcox	52 BROOKS DR CRAWFORDVILLE, FL 32327

#### **ARTICLE 10 INDEMNIFICATION OF OFFICERS AND DIRECTORS**

Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including legal fees, reasonably incurred by, or imposed upon him in connection with any proceeding or the settlement of 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 Association, whether or not he is a Director or officer at the time such

expenses are incurred, except when the Directors or officer is adjudged-guilty of willful and wanton misfeasance or malfeasance in the performance of his duties provided that in the event of a settlement, the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interests of the Association. 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 11 REGISTERED AGENT**

The street address of the registered agent of this corporation is 1689 Mahan Center Blvd, Suite B, Tallahassee, FL 32308 and the name of the Registered Agent of this corporation at that address is Anderson, Givens & Fredericks, P.A. The Association Board of Directors may change the Association's registered office and registered agent from time to time as permitted by law.

#### **ARTICLE 12 BYLAWS**

The Board of Directors may adopt the initial Bylaws. Thereafter, the Bylaws may be amended in the manner provided by the Bylaws.

#### **ARTICLE 13 AMENDMENTS**

These Articles may be amended in the following manner:

(a) Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

(b) A resolution adopting an amendment may be proposed by either the Board of Directors of the Association or by twenty percent (20%) of the Members of the Association petitioning for a Membership meeting. Upon any amendment or amendments to these Articles of Incorporation being proposed by the Board of Directors or Members, such proposed amendment or amendments shall be transmitted to the President of the Association, or the acting chief executive officer in his absence, and a Meeting of the Members of the Association shall be called not later than sixty (60) days from the receipt by him of the proposed amendment or amendments. Except as elsewhere provided, an amendment must be approved by at least a majority of the Membership of the Association who are present, in person or by proxy, at a meeting for that purpose.

(c) Limitation and Recording. As elsewhere provided, however, no amendment shall make any changes in the qualifications for membership nor in the voting rights or property rights of Members without approval in writing by all Members so affected. No amendment shall be made that is in conflict with the Declaration. Amendments to these Articles shall become effective upon recordation unless a later effective date is specified therein.



ARTICLE 14  
INCORPORATOR

The name and address of the incorporator is:

LaBarron Pollock

11 BROOKS DR  
CRAWFORDVILLE, FL 32327

Incorporator Signature: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF

Wakulla

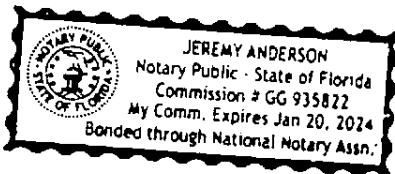
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of February, 2023, by LaBarron Pollock. He is personally known to me or has produced FLDL as identification.

NOTARY PUBLIC

sign

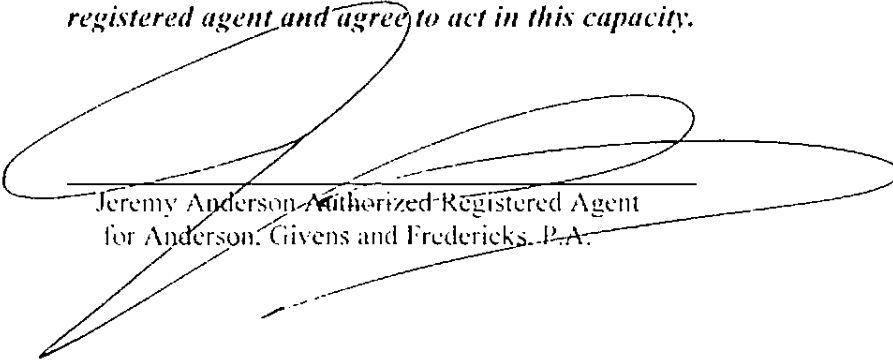
print

State of Florida at Large (Seal)  
My Commission expires:



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TALLAHASSEE, FL

*Having been named as registered agent Anderson, Givens and Fredericks, P.A. to accept service of process for The Preserve at Wakulla Station Property Owners Association Inc., as provided in Article 11 in the Articles of Incorporation. I am familiar with and accept the appointment as registered agent and agree to act in this capacity.*

  
\_\_\_\_\_  
Jeremy Anderson Authorized Registered Agent  
for Anderson, Givens and Fredericks, P.A.

2/10/23  
\_\_\_\_\_  
Date

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