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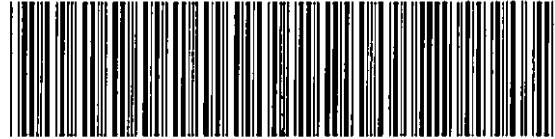
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**1.**

**WATULA SOUTH HOMEOWNERS' ASSOCIATION, INC.**

(CORPORATE NAME AND DOCUMENT #)

**2.**

(CORPORATE NAME AND DOCUMENT #)

**3.**

(CORPORATE NAME AND DOCUMENT #)

**4.**

(CORPORATE NAME AND DOCUMENT #)

**5.**

(CORPORATE NAME AND DOCUMENT #)

**6.**

(CORPORATE NAME AND DOCUMENT #)

**SPECIAL  
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FLORIDA DEPARTMENT OF STATE  
Division of Corporations

April 3, 2023

CORPORATE ACCESS, INC,

*Corrected*

SUBJECT: WAULA SOUTH HOMEOWNERS' ASSOCIATION, INC.  
Ref. Number: W23000044605

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 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) 245-6000.

Summer Chatham  
Regulatory Specialist III  
Director's Office

Letter Number: 023A00007524

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DIVISION OF CORPORATIONS  
FLORIDA

ARTICLES OF INCORPORATION  
OF  
WATULA SOUTH HOMEOWNERS' ASSOCIATION, INC.

In compliance with the requirements of the laws of the State of Florida, the undersigned hereby associate themselves together for the purpose of forming a corporation not for profit under Chapter 617, Florida Statute, as amended, and do hereby certify as follows:

1. **ARTICLE I – Name and Definitions.**

1.1. Name. The name of the corporation is **WATULA SOUTH HOMEOWNERS' ASSOCIATION, INC.** (the "Association").

1.2. Definitions. The "Definitions" contained in the Declaration of Covenants and Restrictions for Watula South to which these Articles shall be attached and as has been or shall be recorded in the Public Records of Marion County, Florida, as supplemented, restated, renewed, extended or amended, from time to time (the "Declaration") are incorporated herein by reference and made a part hereof and shall have the meaning as set forth therein unless the context shall otherwise require, and to which these Bylaws have been annexed.

2. **ARTICLE II – Address.**

2.1. Principal Office; Mailing Address. The address of the principal office and the mailing address of the corporation shall be located at 1720 SE 16<sup>th</sup> Avenue, Building 200, Ocala, FL 34471.

3. **ARTICLE II – Registered Agent.**

3.1. The name of the Registered Agent is Roy T. Boyd, III, whose address is 1720 SE 16<sup>th</sup> Avenue, Building 200, Ocala, FL 34471.

4. **ARTICLE III – Duration.**

4.1. This Association shall exist perpetually (subject to paragraph 8.1), commencing on the date of filing of these Articles with the Florida Department of State.

5. **ARTICLE IV – Purposes.**

5.1. The Association does not contemplate pecuniary gain or profit, direct or indirect, to the members thereof (hereinafter referred to individually as a "Member" and collectively as "Members"), and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the Lots and Common Area within the Property (as those terms are defined in the Declaration) and to promote the health, safety and welfare of the Owners and residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of the Association. For these purposes the Association shall have the following powers, which, unless indicated otherwise by Declaration or Bylaws, may be exercised by the Board of Directors:

5.1.1. Any and all powers, rights and privileges which a corporation organized under Chapter 617, Florida Statutes, by law may now or hereafter have or exercise;

5.1.2. The powers necessary or desirable 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 or as set forth in the Bylaws, and as the same may be amended from time to time as therein provided including, without limitation, the following:

- 5.1.2.1. Own and convey property.
- 5.1.2.2. Operate and perform maintenance of the Stormwater Management System as exempted or permitted by the Water Management District.
- 5.1.2.3. Establish rules and regulations governing membership or take any other actions necessary for the purposes for which the Association was organized.
- 5.1.2.4. Fix, levy, collect and enforce payment of, by any lawful means, all charges or Assessments pursuant to the terms of the Declaration. The amount of such Assessments shall be determined by the Association's Board of Directors, except to the extent expressly set forth in the Declaration. The Assessment shall be adequate to cover the costs of maintenance and operation of the Stormwater Management System;
- 5.1.2.5. Sue and be sued.
- 5.1.2.6. Contract for services to provide for operation and maintenance.
- 5.1.2.7. Require all Owners to be Members of the Association.
- 5.1.2.8. 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 property of the Association;
- 5.1.2.9. Acquire (by gift, purchase or otherwise), manage, control, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property subjected to the Declaration or any other property for which the Association by rule, regulation, Declaration or contract has a right or duty to provide such services;
- 5.1.2.10. Borrow money, and as provided in the Declaration, Bylaws, or action of the Association, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- 5.1.2.11. Dedicate, sell or transfer all or any part of the Stormwater Management System to any public agency, authority or utility as set forth in the Declaration;
- 5.1.2.12. Enter into, make, perform, or enforce contracts of every kind and description, and to perform all other acts necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any other association, corporation, or other entity or agency, public or private;

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5.1.2.13. Enforce covenants, conditions, or restrictions affecting any property to the extent the Association may be authorized to do so under the Declaration or Bylaws;

5.1.2.14. Engage in activities which will actively foster, promote, and advance the interests of owners of real property subject to the Declaration; and

5.1.2.15. Adopt the Bylaws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, such Bylaws may not be inconsistent with or contrary to any provisions of these Articles of Incorporation or the Declaration.

5.2. The Association shall operate, maintain and manage the surface water management system in a manner consistent with the requirements for the permit issued by the St. Johns River Water Management District (the "District") and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system.

5.3. The Association shall levy and collect adequate Assessments against Members of the Association for the costs of operation, maintenance and repair of the Stormwater Management System, and shall assist in enforcement of the restrictions and covenants contained herein and in the Declaration. Such Assessments shall be used for, among other things, the maintenance and repair of the Stormwater Management System and mitigation or preservation areas, including but not limited to work within retention areas, drainage structures and drainage easements (if any).

5.4. The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and future 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 items of any other paragraph or provisions of this Article.

## 6. ARTICLE VI - Membership.

6.1. Membership, transfer of Membership, classes of Members and voting by Members shall be as set forth in the Declaration.

## 7. ARTICLE VII – Directors.

7.1. The initial Directors of the Association are as follows:

7.1.1. Roy T. Boyd, III; 1720 SE 16<sup>th</sup> Avenue, Building 200, Ocala, FL 34471

7.1.2. Larry Young; 1720 SE 16<sup>th</sup> Avenue, Building 200, Ocala, FL 34471

7.1.3. Angie Lewis; 416 E Fort King Street, Ocala, FL 34471

## 8. ARTICLE VIII – Dissolution

8.1. The term of the Association shall be perpetual unless dissolved by the written consent of least three fourths (3/4) of each class of Members.

- 8.2. 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 would comply with Rule 62-330.310, F.A.C., and Applicant's Handbook Volume I, Section 12.3, and be approved in writing by the Water Management District prior to such termination, dissolution or liquidation.
- 8.3. Except as set forth in paragraph 8.2 above, upon dissolution, the Association's assets (including any real property and improvements thereon) remaining after payment to creditors and payment of all costs and expenses relating to such dissolution shall be distributed in the following priority:
- 8.3.1. To any municipal or governmental authority which is willing to accept such assets; and, if none, then
- 8.3.2. To the Members in such proportions as they agree upon or, failing such agreement, in such proportions as are determined by a Court having jurisdiction thereof.

## 9. ARTICLE IX – Amendment

- 9.1. Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:
- 9.1.1. **Notice of Amendment.** Notice of the subject matter of a proposed amendment shall be included in the written notice of any meeting at which a proposed amendment is considered.
- 9.1.2. **Adoption of Resolution.** A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by twenty five percent (25%) of the Members of the Association entitled to vote thereon.
- 9.1.3. **Adoption of Amendment.** Adoption of the amendment will require the affirmative vote of three fourths (3/4) of the votes entitled to be cast at that time.
- 9.1.4. **Restrictions on Amendment.** No amendment to these Articles of Incorporation affecting in any way the ownership, maintenance or operation of any Surface Water Management System Facilities in Watula South shall be effective without the written consent of the St. Johns River Water Management District.

## 10. ARTICLE X – Officers.

- 10.1. The names and addresses of the of the subscribers and incorporators to these Articles are as follows:
- 10.1.1. Roy T. Boyd, III; 1720 SE 16<sup>th</sup> Avenue, Building 200, Ocala, FL 34471
- 10.1.2. Larry Young; 1720 SE 16<sup>th</sup> Avenue, Building 200, Ocala, FL 34471
- 10.1.3. Angie Lewis; 416 E Fort King Street, Ocala, FL 34471

## 11. ARTICLE XI – Officers.

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11.1. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

11.1.1. President - Roy T. Boyd, III; 1720 SE 16<sup>th</sup> Avenue, Building 200, Ocala, FL 34471

11.1.2. Vice President - Larry Young; 1720 SE 16<sup>th</sup> Avenue, Building 200, Ocala, FL 34471

11.1.3. Secretary/Treasurer - Angie Lewis; 416 E Fort King Street, Ocala, FL 34471

## 12. ARTICLE XII – Indemnification of Officers and Directors.

12.1. The Association shall and does hereby indemnify and hold harmless Declarant and every Director and every Officer, their heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suit or proceeding to which he may be made a part by reason of his being or having been a Director or Officer of the Association, including reasonable counsel fees, except as to matters wherein he shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Director or Officer may be entitled.

## 13. ARTICLE XIII – Officers.

13.1. No contract or transaction between the Association and one or more of the Directors or Officers, or between the Association and any other corporation, partnership, association, or other organization including without limitation, the Declarant, or an affiliate of the Declarant, or a corporation in which one or more of its Officers or Directors are Officers or Directors of this Association shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board or committee thereof which authorized the contract or transaction, or solely because said Officers' or Directors' votes are counted for such purposes. No Director or Officer may be interested in any such contract or transaction.

13.2. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of Florida, we, the undersigned, constituting the subscribers and incorporators of this Association, have executed these Articles of Incorporation this 30 day of March, 2023.

ROY T. BOYD, III  
LARRY YOUNG  
ANGIE LEWIS

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## CERTIFICATE OF ACCEPTANCE BY REGISTERED AGENT

**ROY T. BOYD, III** whose address is 1720 SE 16<sup>th</sup> Avenue, Building 200, Ocala, FL 34471, the initial registered agent named in the Articles of Incorporation to accept service of process of **WATULA SOUTH HOMEOWNERS' ASSOCIATION, INC.** organized under the laws of the State of Florida hereby accepts such appointment as registered agent at the place designated in this certificate.

Dated this 30<sup>th</sup> day of March, 2023.

\_\_\_\_\_  
**ROY T. BOYD, III**

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