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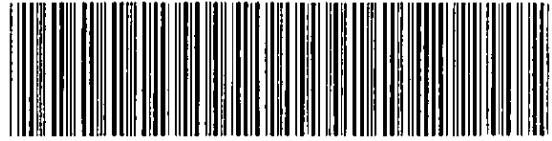
(Business Entity Name)

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TALLAHASSEE, FL

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COVER LETTER

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

SUBJECT: JAMES FARMS HOMEOWNERS ASSOCIATION, INC.

(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☒ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Thomas Poulton

Name (Printed or typed)

1925 E. Edgewood Drive, Suite 100

Address

Lakeland, FL 33803

City, State & Zip

863-687-2700 ext. 44

Daytime Telephone number

tompoulton@mysouthernhome.com

E-mail address: (to be used for future annual report notification)

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DEPT. OF STATE
TALLAHASSEE, FL

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NOTE: Please provide the original and one copy of the articles.

**ARTICLES OF INCORPORATION
OF
JAMES FARMS HOMEOWNERS ASSOCIATION, INC.**

The undersigned hereby adopts the following Articles of Incorporation for the purpose of forming a corporation not-for-profit, pursuant to Chapter 617 of the Florida Statutes:

**ARTICLE I
NAME**

The name of the corporation is James Farms Homeowners Association, Inc., hereinafter called the "Association."

**ARTICLE II
PRINCIPAL OFFICE**

The principal office of the Association is located at 1925 East Edgewood Drive, Suite 100, Lakeland, Florida 33803. The Board of Directors of the Association may change the location of the principal office of the Association from time to time.

**ARTICLE III
REGISTERED AGENT**

Edward H. Laderer, Jr. whose address is 1925 East Edgewood Drive, Suite 100, Lakeland, Florida 33803, is hereby appointed the initial registered agent of this Association.

**ARTICLE IV
PURPOSE AND POWERS OF ASSOCIATION**

The Association is being formed to provide for the ownership, maintenance, preservation and architectural control of the residential subdivision in Polk County, Florida, known as James Farms, the plat of which, together with any additions thereto as permitted by the Declaration, will be recorded in the public records of Polk County, Florida, which will be referred to hereinafter as the "Subdivision". The Subdivision will be subject to the terms of a *Declaration of Covenants, Restrictions, Easements, Limitations and Conditions for James Farms* to be recorded in the public records of Polk County, Florida, which will refer to the Association and which will be referred to herein as the "Declaration". The Declaration, these Articles and the Bylaws of the Association shall collectively be referred to herein as the Association's "Governing Documents." The Association shall:

(a) not permit pecuniary gain or profit to its Members nor distribution of its income to its officers or directors;

(b) have the power and responsibility to perform the maintenance and other obligations and responsibilities specified in the Governing Documents of the Association;

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POLK COUNTY, FLORIDA

(c) have the power and authority to enforce the terms, restrictions and other provisions of the Governing Documents of the Association; and

(d) have such other authority as may be necessary for the purpose of promoting the health, safety, and general welfare of the residents, and of the owners of lots in the Subdivision who are Members of the Association.

In furtherance of such purposes, the Association shall have the power to:

(a) Exercise all of the powers and privileges of a not-for-profit corporation under the Florida Statutes, and to perform all of the duties and obligations of the Association as set forth in the Governing Documents of the Association, as the same may be amended from time to time as provided therein;

(b) Fix, levy, collect, and enforce payment by any lawful means of all charges and assessments pursuant to the terms of the Governing Documents of the Association for the payment of expenses incurred in performing its obligations as set forth herein, in the Governing Documents, and the costs of maintenance, repair and operation of the surface water management system; and pay all expenses in connection therewith, and all other expenses incidental to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied on or imposed against the property of the Association;

(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 each class of members as more fully set out in the Governing Documents of the Association, to mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of each class of the Members existing at the time of a duly called and held meeting or grant of consent, as more fully set out in the Governing Documents of the Association;

(f) Operate, manage and maintain Common Area or Common Property;

(g) Operate, manage and maintain the surface water management system in a manner consistent with any issued permits and applicable rules of the Southwest Florida Water Management District, including all lakes, retention and detention areas, ponds, flood compensation areas, wetlands and associated buffer areas and wetland mitigation areas, water management areas, pipes, inlets, ditches, culverts, water control structures and related appurtenances, and shall assist in the enforcement of all applicable restrictions and covenants;

(h) Adopt such rules and regulations as the Board of Directors of the Association shall deem appropriate concerning the use of any portion of the Common Area or Common Property.

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including, without limitation, such rules and regulations as the Directors determine appropriate to restrict or prohibit entry upon retention areas:

(i) Contract for services to provide for the operation and maintenance of the surface water management system and related facilities if the Association contemplates a maintenance company;

(j) Sue and be sued; and

(k) Have and may exercise any and all powers, rights and privileges that a nonprofit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise, as well as all other express and implied powers of corporations not-for-profit.

The Association shall be conducted as a nonprofit organization for the benefit of its Members. The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against Members as provided in the Governing Documents of the Association and no part of any net earnings of the Association will inure to the benefit of any Member; provided, however, a Member may be reimbursed by the Association for expenditures made for the benefit of the Association.

ARTICLE V MEMBERS

Every person or entity who is a record owner of a fee or undivided fee interest in any lot (as defined in the Declaration and referred to herein as "Lot") in the Subdivision shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Lot. Voting of Members at any meeting of the Members of the Association shall be in accordance with the provisions of the Governing Documents of the Association.

ARTICLE VI DURATION

The existence of the Association shall commence upon the filing of these Articles of Incorporation with the Department of State. The duration of the Association shall be perpetual, unless sooner dissolved pursuant to provisions of Florida Statutes 617, as amended.

ARTICLE VII INCORPORATOR

The name and address of the incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
Edward H. Laderer, Jr.	1925 East Edgewood Drive, Suite 100 Lakeland, Florida 33803

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DEPARTMENT OF STATE
TALLAHASSEE, FL

ARTICLE VIII OFFICERS AND DIRECTORS

The affairs of the Association shall be managed by a Board of Directors who, except for those Directors selected by the Developer, shall be Members of the Association. The Board of Directors shall be elected at the annual meeting of the Association. Vacancies on the Board of Directors may be filled until the next annual meeting in such a manner as provided by the Governing Documents of the Association. The officers shall be: a President, Vice President, Secretary, and Treasurer. The officers shall be elected by the Board of Directors. The officers and members of the Board of Directors shall perform such duties, hold office for such term, and take office at such time as shall be provided by the Governing Documents of the Association.

ARTICLE IX INITIAL DIRECTORS

The number of persons constituting the first Board of Directors of the Association shall be three (3). The first Board of Directors, who shall serve until the election and taking of office of their successors in accordance with the provisions of the Bylaws, are:

<u>NAME</u>	<u>ADDRESS</u>
Brian Reves	1925 East Edgewood Drive, Suite 100 Lakeland, Florida 33803
Josh Polston	1925 East Edgewood Drive, Suite 100 Lakeland, Florida 33803
Krysta McGuire	1925 East Edgewood Drive, Suite 100 Lakeland, Florida 33803

ARTICLE X BYLAWS

The Bylaws of the Association may be made, altered, or rescinded as provided for in the Bylaws of the Association. The initial Bylaws of the Association shall be made and adopted by the initial Board of Directors of the Association.

ARTICLE XI AMENDMENT OF ARTICLES OF INCORPORATION

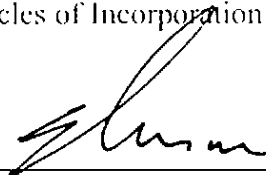
Amendments to these Articles of Incorporation may be proposed by any Member of the Association. These Articles may be amended at any annual meeting of the Association, at any special meeting duly called and held for such purpose, on the affirmative vote (in person or by proxy) or written consent, or combination thereof, of Members holding not less than two-thirds (2/3) of each class of existing at the time of a duly called and held meeting or grant of consent. A copy of each amendment shall be filed with the Secretary of State, pursuant to the provisions of the applicable Florida Statutes and a copy shall be recorded in the public records of Polk County, Florida. Without the prior written approval of Southwest Florida Water Management District, there shall be no

amendment to these Articles of Incorporation which would affect the surface water management system, the retention areas or drainage facilities described as delineated on the plat of the Subdivision or as described in the Declaration or which would affect the obligation of the Association to maintain the foregoing. So long as the Developer or a Builder (as defined in the Declaration) owns at least one Lot in the Subdivision, no amendment to these Articles of Incorporation shall be made without the prior written consent of the Developer and/or Builder.

ARTICLE XII DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by no less than two-thirds (2/3) of each class of Members existing at the time of a duly called and held meeting or grant of consent. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water management system shall be transferred to and accepted by an entity which complies with Rule 62-330.310, F.A.C., and Applicant's Handbook Volume I, Section 12.3, as the same may be amended or supplemented from time to time, or any successor rules or regulations replacing same, and such entity must be approved by the Southwest Florida Water Management District prior to such termination, dissolution or liquidation. So long as the Developer or a Builder (as defined in the Declaration) owns at least one Lot in the Subdivision, this Association shall not be dissolved without the prior written consent of the Developer and/or Builder.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned subscriber has executed these Articles of Incorporation this July 3, 2023.

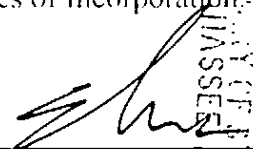


Edward H. Laderer, Jr.,
Incorporator

ACCEPTANCE OF REGISTERED AGENT

The undersigned hereby accepts the appointment as registered agent of James Farms Homeowners Association, Inc., as set forth in the foregoing Articles of Incorporation.

DATED this July 3, 2023.



Edward H. Laderer, Jr.,
Registered Agent

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TALLAHASSEE, FL