Division of Corporations Electronic Filing Cover Sheet

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(((H23000417413 3)))



Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet

To:

Division of Corporations

fax Number : (850)617-6381

From:

Account Name : GUNSTER, YOAKLEY & STEWART, P.A.

Account Number : 076117000420 : (561)650-0728 Phone

Fax Number : (561)671-2527

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email	Address;					

FLORIDA PROFIT/NON PROFIT CORPORATION

NFMIP Property Owners' Association, Inc.

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$70.00

Help

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SECOND SUBMISSION - PLEASE RETAIN DECEMBER 7, 2023 SUBMISSION DATE AS FILING DATE. THANK YOU!



December 8, 2023

FLORIDA DEPARTMENT OF STATE

Division of Corporations

GUNSTER, YOAKLEY & STEWART, P.A

SUBJECT: NFMIP PROPERTY OWNERS' ASSOCIATION, INC.

REF: W23000164416

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refax the complete document, including the electronic filing cover sheet.

Due to transmission problems, your faxed document or coversheet is illegible or incomplete. Please refax the document and cover sheet to this office for processing.

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

Rickey L Richardson Regulatory Specialist II New Filing Section FAX Aud. #: H23000417413 Letter Number: 923A00028037

Stocks, Melanie

From;

Manship, Marcelle

Sent:

Friday, December 8, 2023 1:53 PM Cummings, Spencer, Stocks, Melanie

To: Subject:

RE: Articles of Incorporation

Below is a full screen shot of the confirmation that the fax was sent. I don't know of any way we can check status with Sec of State.

Mel, is there anything on Sec State website re status?

	Info		
	Status:	sent	·
	Created At:	12/05/2023 04:55:27 PM	
_	Completed At:	12/06/2023 05:01:23 PM	
	Pages	5	
	. Agent:	FFWS	
	Cover Page		
	Enabled:	false	
	Name:		
_	Subject:		
	Comments:		
,	Sender		
	Username:	Manmar	
	Name:	Manship, Marcelle	
_	Fax Number:	904-350-5950	
	Phone Number	(904) 350-7423	
_	Organization:		
_	Email Address:	mmanship@gunster.com	
	Recipient		
	Name	Florida Secretary of State Div of Corporations	
	Fax Numberi	98506176381	
	Phone Number		
	Organization:		

From: Cummings, Spencer <SCummings@gunster.com>

Sent: Friday, December 8, 2023 1:49 PM

To: Stocks, Melanie <MStocks@gunster.com>; Manship, Marcelle <MManship@gunster.com>

Subject: RE: Articles of Incorporation

Good afternoon,

Do we have any update on these? Are we sure they were received for filing?

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DocuSign Envelope 1D: 1C89FB39-8B5F-4D9E-8B82-6BCDA3EC9CCC

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ARTICLES OF INCORPORATION OF NFMIP PROPERTY OWNERS' ASSOCIATION, INC. (a corporation not-for-profit)

ARTICLE I NAME

The name of this Corporation is NFMIP PROPERTY OWNERS' ASSOCIATION, INC. (the "Association").

ARTICLE II ADDRESS

1. The mailing address of, and the principal office for, the Association is NFMIP Property Owners' Association, Inc., c/o Weyerhaeuser NR Company, 13005 SW 1st Road, Suite 241, Newberry, FL 32669.

ARTICLE III DIRECTORS

Directors are to be appointed and/or elected in accordance with the provisions of the Bylaws, but in no event will there be less than three (3) Directors, at any one time. The Directors need not be members of the Association.

ARTICLE IV REGISTERED AGENT/OFFICE

The street address of the initial Registered Office of this Association in the State of Florida will be 13005 SW 1st Road, Suite 241, Newberry, FL 32669. The name of the initial Registered Agent of this Association at the above address will be Todd W. Powell.

ARTICLE V PURPOSES

The Association does not contemplate pecuniary gain or profit, direct or indirect, to its members. It is formed for the purpose of enforcing and enjoying all rights, benefits and obligations on behalf of the Owners, as set forth in the Declaration of Covenants, Conditions, Easements and Restrictions (the "Declaration"), filed (or to be filed) by Weyerhaeuser NR Company, a Washington corporation, regarding lands in Columbia County, Florida, and more particularly described in the Declaration (the "Property"); and for these purposes (and without limitation) to:

operate and maintain all easements running in favor of the Association, and all facilities incident contents thereto, all for the benefit of the Owners of the Property and pursuant to the Declaration; and

fix assessments (or charges) to be levied against the Property and/or the Owners of the Property pursuant to the Declaration; and

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enforce any and all covenants, restrictions and agreements contained in the Declaration and applicable to the Property;

pay any and all taxes, and insurance required to be paid by the Association pursuant to the Declaration; and

insofar as permitted by law and as contemplated in the Declaration, to do any other thing that, in the opinion of the Board of Directors of the Association, will give effect to the rights and interests of the Association as contained in the Declaration.

operate, maintain and manage the surface water or storm water management system(s) serving the Property (collectively, the "Stormwater Management System") in a manner consistent with the requirements of any Suwannee River Water Management District (the "District") permit issued for the Property from time to time and applicable District rules, and shall assist in the enforcement of the provisions of the Declaration which relate to the Stormwater Management System.

ARTICLE VI **POWERS**

The powers of the Association will include, without limitation, the following:

The Association will have all common-law and statutory powers of a Florida corporation not-forprofit not in conflict with the terms of these Articles.

The Association will have all the powers and duties set forth in the Declaration, including, but not limited to, the following:

- to establish, levy and assess, and collect assessments as necessary to operate the Association and carry on its activities, and to create such reserves for the extraordinary expenditures as may be deemed appropriate in the discretion of the Board of Directors, as contemplated and to effect the purposes contained in the Declaration (including, without limitation, adequate assessments against Owners of the Property for the costs of maintenance and operation of the Stormwater Management System);
- to purchase insurance upon the parcels over which the Association has been given easements pursuant to the Declaration for the protection of the Association and its members;
- to promulgate and amend reasonable regulations respecting the use of the easement parcels consistent with the Declaration, as the Board of Directors may deem appropriate; and
- To enforce by legal means the provisions of the Declaration, (iv) these Articles, and the By-Laws of the Association,

The powers of the Association will be subject to and will be exercised in accordance with the provisions of the Declaration, these Articles and the By-Laws of the Association.

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Dec. 8, 2023 3:31PM No. 2115 P. 7

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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 Section 40C-42.027, F.A.C., and be approved in writing by the District prior to such termination, dissolution or liquidation.

ARTICLE VII TERM

The Association will have perpetual existence.

The effective time and date of these Articles of Incorporation shall be upon its filing with the Florida Department of State.

(signature on next page)

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IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation as of November 10, 2023.

Incorporator:

By: Same Gorgo

Print Name: Spencer N. Cummings

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

Having been named as registered agent and to accept the service of process for the abovestated Corporation at the place designated in these Articles, Todd W. Powell hereby accepts the appointment as registered agent and agrees to act in this capacity Todd W. Powell further agrees to comply with the provisions of all statutes relating to the proper and complete performance of its duties, and is familiar with and accepts the obligations of its position as registered agent as provided for in Chapter 617, F.S.

/s/ Todd W. Powell

TODD W. POWELL

Date: ______, 2023

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