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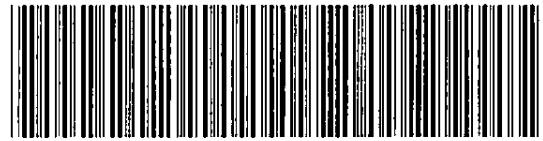
(Business Entity Name)

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Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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FILED  
SEP 13 2004  
2004 SEP 13 10:13  
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## COVER LETTER

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

SUBJECT: The Preserve Highlands Owners 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: Robert Stewart  
\_\_\_\_\_  
Name (Printed or typed)

426 SW Commerce Drive, Suite 145  
\_\_\_\_\_  
Address

Lake City, FL 32025  
\_\_\_\_\_  
City, State & Zip

(386) 867-2059  
\_\_\_\_\_  
Daytime Telephone number

rob@robstewart.com  
\_\_\_\_\_  
E-mail address: (to be used for future annual report notification)

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

FILED  
SEC. OF STATE  
JAN 13 2011  
TALLAHASSEE, FL  
2011 JAN 13 10 08 AM

**ARTICLES OF INCORPORATION OF  
THE PRESERVE HIGHLANDS OWNERS ASSOCIATION, INC.**

By these Articles of Incorporation, the undersigned Subscriber forms a corporation not for profit in accordance with Chapters 617 and 720, Florida Statutes, and pursuant to the following provisions (these "Articles");

**ARTICLE I**  
**NAME**

The name of the corporation shall be **THE PRESERVE HIGHLANDS OWNERS ASSOCIATION, INC.** For convenience, the corporation shall be referred to in this instrument as the "Association."

**ARTICLE II**  
**DURATION**

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

**ARTICLE III**  
**DEFINITIONS**

"Declarant" shall mean and refer to PFS Solutions, Inc, a Florida corporation, their successors and assigns. No successor or assignee of the Declarant shall have any rights or obligations of the Declarant hereunder unless such rights and obligations are specifically set forth in the instrument of succession or assignment, or unless such rights pass by operation of law.

"Owner" shall mean and refer to the record holder, whether one or more persons or entities, of fee simple title to each lot in The Preserve Highlands Subdivision but notwithstanding any applicable theory of the law of mortgages, Owner shall not mean or refer to any mortgagee unless and until such mortgagee has acquired title pursuant to a foreclosure proceeding or a conveyance in lieu of foreclosure.

**ARTICLE IV**  
**PRINCIPAL OFFICE**

The principal office of the Association is located at 426 SW Commerce Drive, Suite 145, Lake City, Florida 32025.

**ARTICLE V**  
**REGISTERED OFFICE AND AGENT**

Robert Stewart, whose address is 426 SW Commerce Drive, Suite 145, Lake City, Florida 32025, is hereby appointed the initial registered agent of the Association and the registered office shall be at said address.

**ARTICLE VI**  
**PURPOSE AND POWERS OF THE ASSOCIATION**

FILED  
SEP 11 2025  
CLERK OF COURT  
JANET L. HARRIS  
TALLAHASSEE, FLORIDA

The Association is formed to carry out the duties and responsibilities imposed upon it by The Preserve Highlands Master Declaration of Covenants, Conditions And Restrictions (the Declaration") to be filed in the Public Records of Columbia County, Florida. The Association shall have all the powers of a nonprofit corporation organized under the laws of the State of Florida, subject only to such limitations upon the exercise of such powers as are expressly set forth in these Articles, the By-laws, or the Declaration. The Association shall have the power and duty to do any and all lawful things which may be authorized, assigned, required or permitted to be done by the Declaration, these Articles and the By-laws, and to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association for the benefit of the Owners and for the maintenance, administration and improvement of the Properties and Common Areas within its Jurisdiction.

The Association shall be responsible to ensure the operation, maintenance and management of the Surface Water or Stormwater Management System(s) in a manner consistent with the Suwannee River Water Management District ("District") permit No. 97-03008M3, as revised pursuant to ERP-023-203055-9, and applicable District rules, and shall assist in the enforcement of the terms or the Declaration which relate to the Surface Water or Storm Water Management System(s). In order to ensure the above, the Association shall enter into a Surface/Storm Water Easement and Management System Operation Agreement with the Preserve at Laurel Lake Owners Association, Inc. for the purposes of (i) establishing surface water and storm water easements necessary for the master stormwater drainage plan of the Preserve at Highlands; (ii) management by the Preserve at Laurel Lake Owners Association, Inc. of the master stormwater drainage plan for the Preserve at Highlands; and (iii) maintenance, operation and repair by The Preserve at Laurel Lake Owners Association, Inc. of the Surface Water or Storm Water Management System(s) for the Preserve at Highlands, which shall be comprised, at least in part, of the Surface Water or Storm Water Management System of the Preserve at Laurel Lake.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the Surface Water or Stormwater Management System(s). The assessments shall be used for the maintenance and repair of the surface water or stormwater management systems, including but not limited to work within retention areas, drainage structures and drainage easement; provided, such costs may include amounts paid to the Preserve at Laurel Lake Owners Association under the Surface/Storm Water Easement and Management System Operation Agreement.

## **ARTICLE VII** **MEMBERSHIP**

Each Owner, including the Declarant, shall be a Member of the Association. Any person or entity who holds any interest merely as a security for the performance of any obligation shall not be a Member. The Association membership of each Owner shall be appurtenant to the Residential Unit giving rise to such membership, and shall not be transferred except upon the transfer of title to said Residential Unit and then only to the transferee of title thereto. Any prohibited separate transfer shall be void. Any transfer of title shall operate automatically to transfer the membership in the Association appurtenant thereto to the new Owner thereof.

The Owners of each Residential Unit shall have one (1) vote per unit. Each vote must be cast as a single vote and fractional votes shall not be allowed.

RECEIVED  
SEP 12 2013  
FILED  
CLERK OF DISTRICT COURT  
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

**ARTICLE VIII**  
**BOARD OF DIRECTORS**

The affairs of the Association shall be managed by a Board, elected as provided for in the By-laws of the Association, of not less than three (3) members, who need not be Members. The initial Board shall be comprised of three (3) people. Anything in these Articles to the contrary notwithstanding, until such time as the Declarant has conveyed to purchasers not affiliated with the Declarant all Homesites, or at such earlier date as may be selected by the Declarant, the Declarant shall be entitled to designate the Board of Directors of the Association. The names and address of persons who are to act in the capacity of director until appointment or election of their successors pursuant to these Articles are:

Name	Address
Robert Stewart	426 S. W. Commerce Drive, Suite 145 Lake City, FL 32025
Susan Weirich	426 S. W. Commerce Drive, Suite 145 Lake City, FL 32025
Heather Dunworth	426 S. W. Commerce Drive, Suite 145 Lake City, FL 32025

Once the Declarant relinquishes its right to appoint the Board of Directors, the Members shall elect the directors for staggered terms of two (2) years each. In the event that the number of people comprising the Board of Directors is changed, such change in number shall be implemented in such a manner as to have as nearly equal in number as possible the number of directors whose terms expire in any given year.

**ARTICLE IX**  
**OFFICERS**

The affairs of the Association shall be administered by the officers designated in the By-laws. The officers shall be elected by the Board of Directors at the first meeting, and they shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

Office	Name	Address
President / Treasurer	Robert Stewart	426 S. W. Commerce Drive, Suite 145 Lake City, FL 32025
Vice President / Secretary	Susan Weirich	426 S. W. Commerce Drive, Suite 145 Lake City, FL 32025

**ARTICLE X**  
**INDEMNIFICATION**

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding whether civil, criminal, administrative or investigative, or any settlement of any proceeding, or any appeal from such proceeding to which he may be a party or an

SEPT 15 1994  
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CLERK  
COUNTY OF  
FLORIDA  
LAKE CITY

which he may become involved by reason of his being or having been a director or officer of the Association, or having served at the Association's request as a director or officer of any other corporation, whether or not he is a director or officer at the time such expenses are incurred, regardless of by whom the proceeding was brought, except in relation to matters as to which any such director or officer shall be adjudged liable for gross negligence or willful misconduct, provided that in the event of a settlement, the indemnification shall apply only when the Board of Directors of the Association approves such settlement and reimbursement as being for the best interest 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.

Expenses incurred in defending a suit or proceeding whether civil, criminal, administrative or investigative may be paid by the Association in advance of the final disposition of such action, suit or proceeding if authorized by all of the non-interested directors upon receipt of an undertaking by or on behalf of the director or officer to repay such amount if it shall ultimately be determined that he is not to be indemnified by the Association as authorized by these Articles.

The Association shall have the power to purchase at its expense and maintain insurance on behalf of any person who is or was a director or officer of the Association, or is or was serving at the request of the Association as a director or officer of another association, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of these Articles.

## **ARTICLE XI** **BY-LAWS**

The By-laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-laws. Should a conflict exist or arise between any of the provisions of these Articles and the provisions of the By-laws, the provision of the Articles shall control.

## **ARTICLE XII** **AMENDMENTS**

Amendments to these Articles of Incorporation shall be made in the following manner:

12.1 **Resolution.** The Board of Directors may adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of Members, which may be either the annual or a special meeting.

12.2 **Notice.** Within the time and in the manner provided in the By-laws for the giving of notice of meetings of Members, written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member of record entitled to vote thereon. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

12.3 **Vote.** At such meeting, a vote of the Members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of Members entitled to vote thereon.

2025  
SELECTED  
TYPED  
FILED

12.4 Multiple Amendments. Any number of amendments may be submitted to the Members and voted upon by them at one meeting.

12.5 Action Without Directors. The Members may amend these Articles without an act of the Directors at a meeting for which notice of the changes to be made is given.

12.6 Limitations. No amendment shall make any changes in the qualifications for Members nor the voting rights of Members without approval in writing by all Members. No amendment shall be made that is in conflict with the Declaration. So long as the Declarant shall own any lands within The Preserve at Highlands Subdivision, no Declarant related amendment shall be made to the Declaration, or to the Articles or By-laws of the Association unless such amendment is first approved in writing by the Declarant. Any amendment shall be deemed to be Declarant related if it does any of the following:

a. Directly or indirectly by its provisions or in practical application relates to the Declarant in a manner different from the manner in which it relates to other Owners;

b. Modifies the definitions provided for in the Declaration in a manner which alters the Declarant's rights or status;

c. Alters the character and rights or membership as provided for in the Declaration or affects or modifies in any manner whatsoever the rights of Declarant as a Member of the Association;

d. Alters any previously recorded or written agreement with any public or quasi-public agencies, utility company, political subdivision, public authorities or other similar agencies or bodies, respecting zoning, streets, roads, drives, easements or facilities;

e. Denies the right of the Declarant to convey to the Association Common Property;

f. Modifies the basis or manner of assessment as applicable to the Declarant or any lands owned by the Declarant;

g. Alters or repeals any of the Declarant's rights or any provision applicable to the Declarant's right as provided for by any such provision of the Declaration.

12.7 Filing. A copy of each amendment shall be certified by the Secretary of State, State of Florida, and be recorded in the Public Records of Columbia County, Florida.

### **ARTICLE XIII** **SUBSCRIBERS**

The name and address of the Subscribers to these Articles of Incorporation are as follows:

Name	Address	Email
Robert Stewart	426 S. W. Commerce Drive, Suite 145 Lake City, FL 32025	Rob@robstewart.com

### **ARTICLE XIV** **NON-STOCK CORPORATION**

7/24/14  
SECRETARY OF  
STATE  
FILED  
JUL 24 2014

The Association is organized on a non-stock basis and shall not issue shares of stock evidencing membership in the Association; provided, however, that membership in the Association may be evidenced by a certificate of membership which shall contain a statement that the Association is a corporation not for profit. In addition, the Association shall not pay dividends and no part of any income of the Association shall be distributed to its Members, directors or officers.

**ARTICLE XV**  
**DISSOLUTION**

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with F.A.C. Chapter 62-330, and be approved by the Suwannee River Water Management District prior to such termination, dissolution or liquidation.

**ARTICLE XVI**  
**MERGER**

The Board of Directors may adopt a plan of merger pursuant to applicable Florida law. Members are not entitled to vote on a plan of merger.

IN WITNESS WHEREOF, the Subscriber hereto has set his hand and seal this 30 day of June, 2024.

Signed, sealed and delivered in  
our presence as witnesses

[Signature]

Witness 1 Signature

Kelsey Nelson

Witness 1 Name

[Signature]

Witness 2 Signature

Savannah Paulson

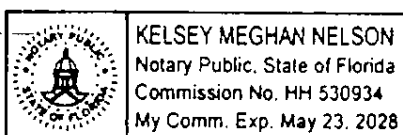
Witness 2 Name

[Signature]

Robert Stewart

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 30 day of Jun, 2024,  
Robert Stewart as Subscriber to the Articles of Incorporation who:  
X is personally known to me  
\_\_\_\_\_ produced \_\_\_\_\_ as identification.



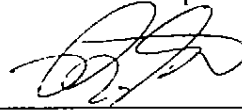
[Signature]  
Notary Public - State of Florida

FILED  
SECRETARY OF STATE  
2024 SEP -6 PM 3:14



CERTIFICATE OF ACCEPTANCE OF REGISTERED AGENT

Having been named as a registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.



Name: Robert Stewart

Address: 426 SW Commerce Drive, Suite 145  
Lake City, Florida 32025

Date:

FILED  
SECTION 6  
DATE  
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