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CORPORATION(S) NAME

Access Easement Association, Inc.

- ☒ Profit Articles
☐ NonProfit
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☐ Foreign
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STATE
CORPORATIONS

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ARTICLES OF INCORPORATION

OF

ACCESS EASEMENT ASSOCIATION, INC.

A FLORIDA NONPROFIT CORPORATION

FIRST: The corporate name that satisfies the requirements of Section 617.0401 is: ACCESS EASEMENT ASSOCIATION, INC.

SECOND: The purposes for which the corporation is organized is: This Association does not contemplate pecuniary gain or profit to the members, and the specific purposes for which it is formed are to provide for maintenance, preservation, and architectural control of the Easement Property described as:

A part of the northwest 1/4 of Section 28, Township 9 South, Range 20 East, Alachua County, Florida; being more particularly described as follows: Commence at the northwest corner of said Section 28 and run North 89°08'17" East, along the north line of said section, 1041.95 feet to an intersection with an extension of the east right-of-way line of North Main Street (100' right-of-way); thence continue South 01°04'46" East, along said east right-of-way extension line of N.E. 39th Avenue (100' right-of-way); thence continue South 01°04'46" East, along said east right-of-way line, 530.85 feet to the Point-Of-Beginning; thence South 81°22'39" East 60.87 feet; thence North 89°10'01" East 540.00 feet; thence South 01°04'46" East 25.00 feet; thence South 89°10'01" West 600.00 feet to the east right-of-way line of North Main Street; thence North 01°04'46" West 35.00 feet along said right-of-way line to the Point-Of-Beginning. Containing 0.35 acres, more or less.

for this purpose to:

a. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Easement & Maintenance Agreement with Declaration of Covenants, Conditions, & Restrictions hereinafter called the "Declaration," applicable to the property and recorded or to be recorded in the Office of Clerk of the Circuit Court of Alachua County, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

b. Fix, levy collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to 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 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, 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. Dedicate, sell, or transfer all or any part of the Easement Property to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

f. Participate in mergers and consolidations with other nonprofit corporations organized for the same purpose or annex additional Easement Property provided that any such merger, consolidation, or annexation shall have the assent of two-thirds (2/3) of each class of members;

g. Have and exercise any and all powers, rights, and privileges that a corporation organized under the Florida Not for Profit Corporation Act of the State of Florida by law may now or hereafter have or exercise.

THIRD: The address of the principal office and the mailing address of the corporation is: 19025 SW 83 Court, Miami, FL 33157.

FOURTH: The street address of the initial registered office of the corporation is c/o C T CORPORATION SYSTEM, 1200 S. Pine Island Road, Plantation, FL 33324, and the name of its initial registered agent at such address is C T CORPORATION SYSTEM.

FIFTH: This corporation is organized under a non-stock basis.

SIXTH: The method of election of the Directors is state in the Bylaws.

Seventh: The number of directors constituting the initial Board of Directors of the corporation is Three (3), and the names and addresses of the persons who are to serve initially are:

Roland Daniels 18025 SW 83 Court
Miami, FL 33157

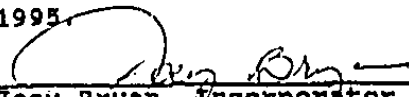
Ernie Chelland 5955 T.G. Lee Blvd., Suite 150
Orlando, FL 32822

William Robenalt 5730 Glen Ridge Dr., Suite 404
Atlanta, GA 30328

SEVENTH: The name and address of each incorporator is:

Joey Bryan 1311 Executive Center Dr., Ste. 200
Tallahassee, FL 32301

The undersigned has executed these Articles of Incorporation this 9th day of January, 1995.


Joey Bryan, Incorporator

Having been named as Registered Agent and to receive Service of Process for the above stated corporation at the place designated in these provisions, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent.

C T CORPORATION SYSTEM

DATED January 9, 1995


Connie Bryan
Special Assistant Secretary