

N9500001520

J. Michael Blackstone, P.A.

Attorney at Law

7666 Gulf To Lake Hwy.
Suite 2
Crystal River, FL 34429

(904) 795-8888
Fax (904) 795-9126

February 24, 1995

200001416592
-02/27/95--01102--015
****122.50 ****122.50

Secretary of State
Division of Corporations
Post Office Box 6327
Tallahassee, Florida 32314

RE: Articles of Incorporation -
Fox Meadow Estates Homeowners Association, Inc.
A Florida Not for Profit Corporation

Dear Sirs:

Enclosed please find an original and one copy of Articles of Incorporation for filing with the Secretary of State, Division of Corporations.

Also enclosed is a check in the amount of \$122.50 covering your fee for filing.

Thank you for your assistance in this matter.

Sincerely,


J. MICHAEL BLACKSTONE

JMB/kmm

Enclosures

FILED
95 APR 12 AM 10:13
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

5002 N.P.
2/28/95
634,626
4295-4478

3/14/95
called on effective date -
will call back per
Mr. Blackstone's secretary

3/17
no return call -
returning doc.



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

February 28, 1995

J. MICHAEL BLACKSTONE, ESQ.
7655 GULF TO LAKE HWY
SUITE 2
CRYSTAL RIVER, FL 34429

SUBJECT: FOX MEADOW ESTATES HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W95000004478

We have received your document for FOX MEADOW ESTATES HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

According to section 607.0202(1)(b) or 617.0202(1)(b), Florida Statutes, you must list the corporation's principal office, and if different, a mailing address in the document. If the principal address and the registered office address are the same, please indicate so in your document.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation. A statement making reference to the bylaws is acceptable.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6929.

Brendolyn Bruton
Corporate Specialist

Letter Number: 195A00008957

J. Michael Blackstone, P.A.

Attorney at Law

7656 Gulf To Lake Hwy.
Suite 2
Crystal River, FL 34429

(904) 795-8888
Fax (904) 795-9126

April 10, 1995

Ms. Brendolyn Bruton
Corporate Specialist
Florida Department of State
Division of Corporations
Post Office Box 6327
Tallahassee, Florida 32314

RE: Fox Meadow Estates Homeowners Associations, Inc.
Reference No. W95000004478

Dear Ms. Bruton:

I am in receipt of your letter dated March 17, 1995 which in turn references your letter of February 28, 1995. The earlier letter informed me that the Fox Meadow Estates Homeowners Association, Inc. documents had not been filed for two reasons, those being failure to state the corporation's principal office and failure to state the manner in which directors are elected or appointed.

Please note in Article 11 that the initial principal office of the association is to be located at 5870 W. Fox Lane, Crystal River, Florida 34429. Article 8 of the articles addresses your second concern stating that by a majority vote of those present at any meeting in which a quorum is present, the members may elect officers and/or directors and may make, alter, amend or rescind the bylaws of the corporation.

I believe that these revisions satisfy your February 28, 1995, but if they do not, please let me know. I thank you for your patient assistance in this matter.

Sincerely,



J. MICHAEL BLACKSTONE

JMB/kmr



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

March 17, 1995

J. MICHAEL BLACKSTONE, ESQ.
7655 GULF TO LAKE HWY
SUITE 2
CRYSTAL RIVER, FL 34429

SUBJECT: FOX MEADOW ESTATES HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W95000004478

We have received your document for FOX MEADOW ESTATES HOMEOWNERS ASSOCIATION, INC. and your check(s) totalling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

You failed to make the correction(s) requested in our previous letter.

The effective date is not acceptable since it is not within five working days of the date of receipt.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6929.

Brendolyn Bruton
Corporate Specialist

Letter Number: 795A00012023

RECEIVED MAR 20 1995

FILED
95 APR 12 AM 10:43

ARTICLES OF INCORPORATION
OF
FOX MEADOW ESTATES HOMEOWNERS ASSOCIATION, INC.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

A Florida Corporation Not For Profit

The undersigned, by these Articles, heroby associate themselves for the purposes of forming a corporation, not for profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE 1 - NAME

The name of the corporation shall be: FOX MEADOW ESTATES HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association".

ARTICLE 2 - PURPOSES

The general nature, objects and purposes for which the Association is organized, are as follows:

- A. To promote the health, safety, and social welfare of the members of the Association in protecting and enhancing the value of the property of the members located in the Fox Meadow Estates Subdivision, according to the plat thereof recorded or to be recorded in the public records of Citrus County, Florida;
- B. To endeavor to see that ad valorem taxes and assessments levied on said property of the members of the Association are uniform and fair;
- C. To endeavor to see that adequate police and fire protection, garbage and trash removal and other conveniences and utility services are furnished to the property of the members;
- D. To hold title to certain common areas within the Fox Meadow Estates Subdivision;
- E. To provide for the maintenance, improvement and beautification of roadways, access ways, common parcels, and other properties in Fox Meadow Estates;
- F. To provide, purchase, acquire, replace, improve, maintain and/or repair such buildings, structures, landscaping, paving, vacant lots and equipment, both real and personal, related to the health, safety and social welfare of the members of the Association, as the Board of Directors, in its discretion, determines necessary, appropriate and/or convenient;

- G. To operate without profit for the sole and exclusive benefit of its members, but without pecuniary gain or profit to the members, of the Association.

ARTICLE 3 - GENERAL POWERS

The general powers that the Association shall have are as follows:

- A. To hold funds solely and exclusively for the benefit of the members for purposes set forth in these Articles of Incorporation;
- B. To promulgate and enforce rules, regulation, by-laws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized;
- C. To delegate power or powers where such is/are demand in the interest of the Association;
- D. To purchase, lease, hold, sell, mortgage or otherwise acquire or dispose of real or personal property; to enter into, make, perform, or carry out contracts of every kind with any person, form, corporation or association; to do any and all acts necessary or expedient for carrying on any and all of the activities and pursuing any and all of the objects and purposes set forth in the Articles of Incorporation and not forbidden by the laws of the State of Florida;
- E. To fix assessments to be levied against property to defray expenses and costs of effectuating the objects and purposes of the Association, and to create reasonable reserves for such expenditures;
- F. To lien property within The Fox Meadow Estates Subdivision to enforce the payment of assessments.
- G. To charge recipients for services rendered by the Association, and the user for use of Association property, where such is deemed appropriate by the Board of Directors of the Association;
- H. To borrow money and, from time to time, to make, accept, endorse, execute and issue debentures, promissory notes or other obligations of the Association for monies borrowed or in payment for property acquired or for any of the other purposes of the Association, and to secure the payment of such obligation by mortgage, pledge or other instrument of trust, or by lien upon, assignment of, or agreement in regard to all or any part of the property rights or privileges of the Association wherever situated;

- I. To purchase insurance;
- J. To sue and be sued;
- K. To own, operate and maintain common property, specifically including, but not limited to, the entryway landscaping and the storm water management system, as permitted by the Southwest Florida Water Management District;
- L. In general, to have all common law and statutory powers conferred upon corporations not for profit by the laws of the State of Florida that are not in conflict with the terms of these Articles.

ARTICLE 4 - MEMBERS

There shall be one class of members in the Association. ALL LOT OWNERS IN THE FOX MEADOW ESTATES SUBDIVISION, SHALL BE MEMBERS OF THE HOMEOWNERS ASSOCIATION, AS SET FORTH AND REQUIRED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR FOX MEADOW ESTATES SUBDIVISION, a copy of which is attached hereto and made a part of these Articles of Incorporation. Each lot in the subdivision shall be allocated one (1) vote in the Association.

ARTICLE 5 - TERM

This Association shall have perpetual existence.

ARTICLE 6 - INITIAL SUBSCRIBERS

The name and addresses of the initial subscribers hereto are:

Dorothy A. Fox
5870 West Fox Lane
Crystal River, Florida 34429

ARTICLE 7 - ^{OFFICERS}~~DIRECTORS~~

The activities and affairs of the Association shall be managed by the officers of the Corporation, who shall be a President, Vice President, Secretary and Treasurer. The original subscribers hereto shall serve in the following capacities until the first annual meeting of the Association:

President	Dorothy A. Fox 5870 W. Fox Lane Crystal River, Florida 34429
Vice President	Dorothy A. Fox 5870 W. Fox Lane Crystal River, Florida 34429

Secretary/Treasurer: Dorothy A. Fox
5870 W. Fox Lane
Crystal River, Florida 34429

At the first annual meeting of the Association, to be held in 1995, the members of this Association shall select officers who shall hold office for such period of time as the By-Laws shall provide. All Officers must be members of the Association.

The Officers may deal with and extend the income and principle of the Association in such a manner as in the judgment of the Association will best promote its purpose.

The By-Laws may confer powers upon the Officers in addition to the foregoing, and other powers and authorities expressly conferred upon them by statute.

ARTICLE 8 - BY-LAWS

The members of the Association, by a majority vote of those present at any meeting at which a quorum is present, may elect officers and/or directors and may, make, alter, amend, or rescind the By-Laws of the Association.

ARTICLE 9 - DISSOLUTION

Upon the dissolution or liquidation of the Association, whether voluntary or involuntary, all of its funds and other assets remaining after payment of all costs and expenses of dissolution or liquidation shall be distributed and paid over entirely and exclusively to organizations which have qualified for exemption under Section 501(c)(3) of the Internal Revenue Code of 1954, or to the Federal Government, or to a state or local government, for public purposes. None of the funds or assets, and none of the Income of the Association, shall be paid over, distributed to or inure to the benefit of any member or Officer of the Association or any other private individual. Upon dissolution, the property consisting of the storm water management system shall be conveyed to an appropriate agency of local government, and if that is not accepted, then the storm water management system shall be dedicated to a similar non-profit corporation.

ARTICLE 10 - STOCK

The Association shall not have or issue any shares of corporate stock.

ARTICLE 11 - OFFICE

The initial principal office of the Association is to be located at 5870 West Fox Lane, Crystal River, Citrus County, Florida 34429 and said office may be changed from time to time by action of the Board of Directors. The resident agent shall be J. Michael Blackstone, Esq., 7655 West Gulf to Lake Highway, Crystal River, Florida, 34429.

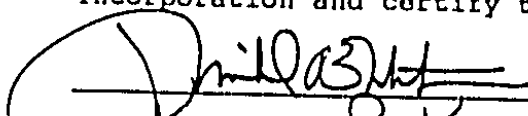
ARTICLE 12 - AMENDMENTS

Amendments to the Articles of Incorporation may be proposed and adopted as follows: every amendment shall first be proposed by an Association member and presented by resolution to the membership at a regularly scheduled and properly noticed meeting of the Association. Amendments must be approved by a majority of the members present at the meeting. Amendment resolutions duly adopted shall contain a certificate that it has been approved by the members, sealed with the corporate seal, signed by the Secretary, and executed and acknowledged by the President or Vice-President, shall be prepared and filed with the Secretary of State of the State of Florida in the manner required for Articles of Incorporation of corporations not for profit. The Articles of Incorporation shall be amended, and the amendment shall be incorporated therein, when the amendment has been filed with the Secretary of State, approved by him, and all filing fees have been paid. Subject to the foregoing terms and conditions, the Association reserves the right to alter, amend, change or repeal any provision contained herein. Any amendment to any document which would affect the surface water management system, including the water management portions of the common areas, must have the prior approval of the Southwest Florida Water Management District.

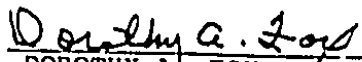
ARTICLE 13 - CONTRACTUAL POWERS

In the absence of fraud, no contract or other transaction between the Association and any other person, firm, corporation or partnership shall be affected or invalidated by the fact that any director or officer of the Association is pecuniarily or otherwise interested therein. Any Officer may be counted in determining the existence of a quorum at any meeting of the Association for the purpose of authorizing such contract or transaction with like force and effect as if he were not so interested, or were not a director, member or officer of such firm, association, corporation, or partnership. It is specifically intended that officers of the Association may also be officers in or have an interest in the corporations with which management or maintenance agreements are or may be entered into with respect to Fox Meadow Estates Subdivision.

IN WITNESS WHEREOF, we the undersigned subscribing incorporators, have herunto set our hands and seals this 24th day of February, 1995, for the purpose of forming this corporation not for profit under the laws of the State of Florida, and we hereby make, subscribe, acknowledge, and file in the office of the Secretary of State of the State of Florida these Articles of Incorporation and certify that the facts herein stated are true.



J. Michael Blackstone



DOROTHY A. FOX

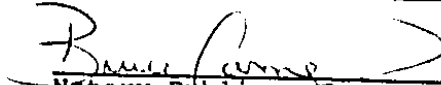
STATE OF FLORIDA
COUNTY OF CITRUS

BEFORE ME, personally appeared DOROTHY A. FOX, parties of the foregoing Articles of Incorporation, to me well known and known to me to be the individuals described in and who executed the foregoing Articles of Incorporation, and they acknowledged the foregoing Articles of Incorporation as their voluntary act and deed, and the facts set forth therein are true and correct.

WITNESSETH my hand and official seal this 24 day of February, 1995.

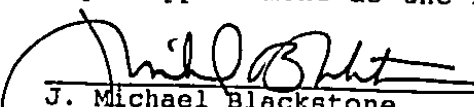


BRUCE CARNEY
My Commission CC433263
Expires Jan. 12, 1999
Bonded by HAI
800-422-1555



Notary Public - State of Florida
Printed Name: Bruce Carney

The undersigned hereby accepts appointment as the registered agent for the Corporation:



J. Michael Blackstone
Registered Agent

STATE OF FLORIDA
COUNTY OF CITRUS

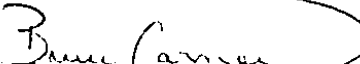
BEFORE ME, personally appeared J. Michael Blackstone, to me well known and known to me to be the individual described in and who acknowledged before that he made, subscribed to and acknowledged and accepted the foregoing appointment as the registered agent of the corporation as set forth in the foregoing Articles of Incorporation as his voluntary act and deed.

WITNESSETH my hand and official seal this 24 day of February, 1995.

(Seal)



BRUCE CARNEY
My Commission CC433263
Expires Jan. 12, 1999
Bonded by HAI
800-422-1555



Notary Public - State of Florida
Printed Name: Bruce Carney