

1201 HAYS STREET

800-342-8086

TALLAHASSEE, FL 32301

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ACCOUNT NO. : 072100000002

REFERENCE : 604337 10911A

AUTHORIZATION :

Patricia Pyzdek

COST LIMIT : \$ 70.00

ORDER DATE : May 24, 1995

ORDER TIME : 10:29 AM

ORDER NO. : 604337

00000014580750

CUSTOMER NO: 10911A

CUSTOMER: Starr Miller, Legal Assistant
ANSBACHER & SCHNEIDER, P.A.

Suite 100
4215 Southpoint Boulevard
Jacksonville, FL 32216

DOMESTIC FILING

NAME: COURTYARDS AT MAYPORT
HOMEOWNERS ASSOCIATION, INC.

XXX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

 CERTIFIED COPY
XXX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Danny G. Smith

EXAMINER'S INITIALS:

T. BROWN

MAY 24 1995

FILED
95 MAY 24 PM 1:31
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION OF
COURTYARDS AT MAYPORT
HOMEOWNERS ASSOCIATION, INC.

95 MAY 24 PM 1:31
FILED
CLERK OF DISTRICT COURT
JACKSONVILLE, FLORIDA

The undersigned incorporator of a non-profit corporation under Chapter 617 of the Florida Statutes, does hereby adopt the following articles of incorporation for such corporation:

ARTICLE I

The name of the corporation (hereinafter called the "Association") is COURTYARDS AT MAYPORT HOMEOWNERS ASSOCIATION, INC. The corporate office is 8177 Old Kings Road Suite No. 4 Jacksonville, Florida 32217.

ARTICLE II

The specific primary purposes for which the Association is formed are:

1. To provide for the maintenance of the Lake, as provided in Declaration of Covenants, Conditions and Restrictions and Easements for Courtyards at Mayport (the "Declaration") recorded in Official Records Volume 8085, page 2463 of the current public records of Duval County, Florida;

2. The Association shall contribute to the operation, maintenance and management of the stormwater management system(s) in a manner consistent with the St. Johns River Water Management District requirements and applicable District rules, as specified in the Declaration; and

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

(a) Perform all of the duties and obligations of the Association as set forth in the Declaration.

(b) Assess, levy, and collect, and enforce payment by any lawful means of, all charges and assessments pursuant to the terms of the Declaration; and pay all expenses in connection therewith, including expenses incidental to the conduct of the business of the Association, and also including all licenses, taxes, or governmental charges levied on or imposed against the Association as well as insurance maintained by the Association. The assessments shall be used for, amongst other things, the maintenance and repair of the stormwater management systems, including but not limited to, work within retention areas, drainage structures and drainage easements.

(c) Acquire, own, maintain, convey, sell, lease, transfer, or otherwise dispose of personal property in connection with the affairs of the Association.

(d) Have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

(c) The Association shall levy and collect adequate assessments against members of the Association for its share of the costs of maintenance and operation of the stormwater management system and the common roads serving the Association members as determined by the Declaration.

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 Declaration, and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE III

Every person or entity who is a record owner of a vested present fee or undivided fee interest in any Lot shown on the Plat of Courtyards at Mayport recorded in Plat Book 49, pages 67-67C, inclusive of the current public records of Duval County, Florida, or in any other lot made subject to the Declaration shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

ARTICLE IV

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 V

The name and residence address of the incorporator is:

Thomas D. Sheffield
8177 Old Kings Road, Suite #4
Jacksonville, Florida 32217

ARTICLE VI

The affairs of the Association shall be managed by a board of directors, a president and vice president, who shall at all times be members of the board of directors, and a secretary and treasurer. One person may hold one or more of such offices. Such officers shall be elected at the first meeting of the board of directors following each annual meeting of members.

The names of the officers who are to serve until the first election are:

President	Thomas D. Sheffield
Vice President	Thomas D. Sheffield
Treasurer	Thomas D. Sheffield
Secretary	Thomas D. Sheffield

ARTICLE VII

The number of persons constituting the first board of directors of the Association shall be three (3), and the names and addresses of the persons who shall serve as directors until the first election which shall be held at the first annual meeting of the Association are:

Thomas D. Sheffield
8177 Old Kings Road, Suite #4
Jacksonville, Florida 32217

Phyllis Renee Soforenko
8177 Old Kings Road, Suite #4
Jacksonville, Florida 32217

M. O. Soforenko
8177 Old Kings Road, Suite #4
Jacksonville, Florida 32217

Election of directors, except for the first board of directors of the Association, shall be held at the annual meeting of the Association. The number of directors may be increased or decreased from time to time as provided in the bylaws of the Association, but shall never be less than three nor more than nine.

ARTICLE VIII

The bylaws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of two-thirds of each class of voting members existing at the time of and present at such meeting except that the initial bylaws of the Association shall be made and adopted by the board of directors.

ARTICLE IX

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, or at any special meeting duly called and held for such purpose, on the affirmative vote of two-thirds of each class of voting members existing at the time of, and present at such meeting.

ARTICLE X

The Association shall have two classes of members as follows:

Class A Members. Class A members shall be all owners of lots (the "Lots") as shown on the Plat, and shall be entitled to one vote for each Lot owned provided, however there shall be no vote by virtue of owning a portion of a Lot but, rather, the Owner of the resulting Lot, subdivided in accordance with the provisions of the Declaration, shall be entitled to such vote. When more than one person holds an interest in any Lot, all such persons shall be members; however the vote for such Lot shall be exercised as such members may determine among themselves, but in no event shall more than one vote be cast with respect to any Lot owned by Class A members.

Class B Members. The Class B member shall be the Soforenko Bee Homes, Inc., a Florida corporation, its successors and/or assigns, ("Developer"), who, until such time as its Class B membership is terminated, shall be entitled to one vote for each lot owned. The Class B membership shall cease and be converted to Class A membership at the sooner of the following: (i) the Developer so elects by written notice to the Association or (ii) the total votes exercisable by the Class A members exceeds the total voting rights of the Class B members. So long as the Class B membership exists the Developer will not be considered a Class A member.

ARTICLE XI

On dissolution, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust, or other organization organized and operated for such similar purposes. 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 40-C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE XII

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney's fees, reasonably incurred by or imposed upon him in connection with any proceedings to which he may be a party, or in which he may become involved, by reasons of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties. 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.

ARTICLE XIII

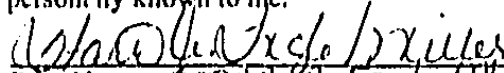
The registered office of the corporation shall be at c/o Ansbacher & Schneider, P.A., 4215 Southpoint Boulevard, Suite 100 National Financial Building, and the registered agent at such address shall be Barry B. Ansbacher.

IN WITNESS WHEREOF, the undersigned incorporator of this Corporation has hereunto set his hand and seal this 22nd day of May, 1995


Thomas D. Sheffield, Incorporator

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22nd day of
May, 1995, by Thomas D. Sheffield, who is personally known to me.


Print Name: STARR A. LONG
Notary Public, State of Florida

CERTIFICATE

FILED
95 MAY 24 PM 1:31
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**DESIGNATING REGISTERED AGENT AND PLACE OF BUSINESS
FOR THE SERVICE OF PROCESS WITHIN THIS STATE**

Pursuant to Section 48.091, Florida Statutes, the following is submitted:

That Courtyards at Mayport Homeowners Association desiring to organize under the laws of the State of Florida with its registered office, as indicated in the Articles of Incorporation, in the City of Jacksonville, County of Duval, State of Florida, has named Barry B. Ansbacher, 4215 Southpoint Boulevard, Suite 100 National Financial Building, County of Duval, State of Florida, as its agent to accept service of process within the State of Florida.


Thomas D. Sheffield, Incorporator

ACKNOWLEDGMENT

Having been named to accept service of process for the above-named corporation, at the place designated in this Certificate, I hereby accept such appointment and agree to act in this capacity, and agree to comply with the provisions of law relating to keeping said office open.

Date: May 23, 1995.


Barry B. Ansbacher Registered Agent

PLEASE READ ALL INSTRUCTIONS BEFORE COMPLETING THIS FORM.

APPLICATION
FOR
REINSTATEMENT



FLORIDA DEPARTMENT OF STATE
Sandra D. Morlham
Secretary of State
DIVISION OF CORPORATIONS

SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 NOV -6 PM 4:49

DOCUMENT # N95000002469

1. Corporation Name

COURTYARDS AT MAYPORT HOMEOWNERS ASSOCIATION, INC.

Principal Place of Business

8177 OLD KINGS ROAD
SUITE NO. 4
JACKSONVILLE FL 32217

Mailing Address

8177 OLD KINGS ROAD
SUITE NO. 4
JACKSONVILLE FL 32217



If above addresses are incorrect in any way, list through incorrect information and enter correction below

2. New Principal Office Address, If Applicable

State, Apt. #, etc.

City & State

Zip

Country

3. New Mailing Office Address, If Applicable

State, Apt. #, etc.

City & State

Zip

Country

4. Date Incorporated or Qualified
To Do Business in Florida

05/24/1995

5. FEI Number

59-3382009

Applied For

Not Applicable

6. CERTIFICATE OF STATUS DESIRED ☐

\$8.75 Additional Fee required
for a Certificate of Status

7. Names and Street Addresses of Each Officer and/or Director (Florida nonprofit corporations must list at least 3 directors)

1. Title(s)	2. Name of Officers and/or Directors	3. Street Address of Each Officer and/or Director (Do NOT Use Post Office Box Numbers)	4. City / State / Zip
PVST	SHEFFIELD, THOMAS D	8177 OLD KINGS ROAD, SUITE 4	JACKSONVILLE FL 32217
D	SHEFFIELD, THOMAS D	8177 OLD KINGS ROAD, SUITE 4	JACKSONVILLE FL 32217
D	SOFORENKO, PHYLLIS R	8177 OLD KINGS ROAD, SUITE 4	JACKSONVILLE FL 32217
D	SOFORENKO, M. O	8177 OLD KINGS ROAD, SUITE 4	JACKSONVILLE FL 32217

7000002002117--9
-11/13/96--01020--024
****236.25 ****236.25

8. Name and Address of Current Registered Agent

ANSBACHER, BARRY B
ANSBACHER & SCHNEIDER, P.A.
4215 SOUTHPOINT BLVD., SUITE 100
JACKSONVILLE FL

9. Name and Address of New Registered Agent

Name

Street Address (P.O. Box Number is Not Acceptable)

State, Apt. #, Etc.

City

State
FL

Zip Code

10. I, being appointed the registered agent of the above named corporation, am familiar with and accept the obligations of Section 607.0505, F.S.

Signature of
Registered Agent

REGISTERED AGENT MUST SIGN

Date 11/4/96

11. Does this corporation pay any intangible tax to the
Dept. of Revenue under S. 199.032, Florida Statutes. Yes ☐ No ☐

(See other side for information
on intangible tax.)

12. I certify that I am an officer or director or the receiver or trustee empowered to execute this application as provided for in chapter 607 or 617, F.S. I further certify that when filing this reinstatement application, the reason for dissolution has been eliminated, the corporate name satisfies the requirements of section 607.0401 or 617.0401, F.S., that all fees owed by the corporation have been paid and the names of individuals listed on this form do not qualify for an exemption under section 119.07(3)(i), F.S. The information indicated on this application is true and accurate, and my signature shall have the same legal effect as if made under oath.

SIGNATURE:

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

10-23-96

Date

Daytime Phone #