

# N96000001655

## CAPITAL CONNECTION, INC.

417 E. Virginia St., Suite 1, Tallahassee, FL 32301, (904)224-8870  
Mailing Address: Post Office Box 10349, Tallahassee, FL 32302  
TOLL FREE No. 1-800-342-8062  
FAX (904) 222-1222

NAME \_\_\_\_\_  
FIRM \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
PHONE ( ) \_\_\_\_\_

Service: Top Priority \_\_\_\_\_ Regular \_\_\_\_\_  
On Day Service Two Day Service

To us via \_\_\_\_\_ Return via \_\_\_\_\_

Matter No.: \_\_\_\_\_ Express Mail No. \_\_\_\_\_

State Fee \$ \_\_\_\_\_ Our \$ \_\_\_\_\_

*W96-6474*

*PMC  
3/26/96*

*634, 615, 611  
3/27/96*

REQUEST	TAKEN	CONFIRMED	APPROVED
DATE			
TIME	<i>mc</i>		CK No. _____
BY			

WALK-IN *3/26 12.00*  
Will Pick Up

RE:

*1920 Owners Association*  
*5/11/96 27 PM 12:32*

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

- ☒ Capital Express™
- ☒ Art. of Inc. Filing
- ☐ Corp. Record Search
- ☐ Ltd. Partnership Filing
- ☐ Foreign Corp. Filing
- ☒ ( ) Cert. Copy(s)
- ☐ Art. of Amend. Filing
- ☐ Dissolution/Withdrawal
- ☐ O U B
- ☐ Fictitious Name Filing
- ☐ Name Reservation
- ☐ Annual Report/Reinstatement
- ☐ Reg. Agent Service
- ☐ Document Filing
- ☐ Corporate Kit
- ☐ Vehicle Search
- ☐ Driving Record
- ☐ Document Retrieval
- ☐ UCC 1 or 3 Filing
- ☐ UCC 11 Search
- ☐ UCC 11 Retrieval
- ☐ Filing No.'s, Copies
- ☐ Courier Service
- ☐ Shipping/Handling
- ☐ Phone ( )
- ☐ Top Priority
- ☐ Express Mail Prop.
- ☐ FAX ( ) pgs.

### SUBTOTALS

FEE.....	\$
DISBURSED.....	\$
SURCHARGE.....	\$
TAX on corporate supplies.....	\$
SUBTOTAL.....	\$
PREPAID.....	\$
BALANCE DUE.....	\$

Please remit invoice number with payment  
TERMS: NET 10 DAYS FROM INVOICE DATE  
1 1/2% per month on Past Due Amounts  
Past 30 Days, 18% per Annum.

THANK YOU  
from  
Your Capital Connection



FLORIDA DEPARTMENT OF STATE

Sandra B. Morthum  
Secretary of State

March 26, 1996

CAPITAL CONNECTION  
417 E VIRGINIA STREET  
SUITE 1  
TALLAHASSEE, FL 32301

SUBJECT: 6920 OWNERS' ASSOCIATION, INC.  
Ref. Number: W96000006474

We have received your document for 6920 OWNERS' 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.

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as registered agent for said corporation"); and the registered agent's signature.

The registered agent must sign accepting the designation.

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) 487-6923.

Doris McDuffie  
Corporate Specialist Supervisor

Letter Number: 296A00013763

CORRECTED.

RECEIVED  
96 MAR 27 AM 9:56  
DIVISION OF CORPORATIONS

**ARTICLES OF INCORPORATION  
OF  
6920 OWNERS' ASSOCIATION, INC.  
(a Florida non-profit corporation)**

**FILED**  
96 MAR 27 PM 12:32  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE I**

**Name**

The name of this corporation shall be  
6920 OWNERS' ASSOCIATION, INC.

**ARTICLE II**

**Statement of Corporate Nature**

This is a non-profit corporation, organized solely for non-profit purposes pursuant to the Florida Corporations Not for Profit law set forth in Part 1 of Chapter 617 of the Florida Statutes.

**ARTICLE III**

**Purposes**

The purposes for which the Association is organized are to promote the collective and individual interest and rights of all persons owning real property within the real property situate in Alachua County, Florida, and more particularly described in Exhibit "A" attached hereto and made a part hereof, hereinafter referred to as "the Property", and 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 Declaration of Restrictions and Covenants for 6920 Villa, hereinafter referred to as "the Declaration" applicable to the Property and recorded or to be recorded in the office of the Clerk of the Circuit Court of Alachua County, Florida, as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set for that length; and

(b) Perform all acts and exercise all powers that are granted to corporations not for profit under the laws of the State of Florida and are not inconsistent with the Declaration as some may be from time to time amended as therein provided.

**ARTICLE IV**

**Term**

This corporation shall have a perpetual existence.  
The principal address of the corporation is 6726 N. W. 113 Lane-Alachua, FL 32615.  
The mailing address of the corporation is 127 Turkey Creek Alachua, FL 32615.

## **ARTICLE V**

### **Membership**

The corporation shall have a membership distinct from its Board of Directors. Every present and future owner of any unit contained within the Property shall automatically become a member of the Association provided that any person or entity who holds such interest merely as security for the performance of an obligation shall not be a member. Membership shall be appurtenant to and may not be separated from ownership. Membership shall be automatically terminated upon such person or entity being divested of such person or entity's title or interest to a unit. As used herein, "Unit" shall refer to those locations lying within the Property shown in Exhibit "A". In all other respects the qualifications of the members of the corporation, the manner of their admission and termination, the different classes or membership, if any, the property, voting and other rights and privileges of members, and their liability for dues and assessments and the method of collection thereof, shall be set forth in and determined by the restrictive covenants and the By-Laws of the corporation.

## **ARTICLE VI**

### **Subscribers**

The names and residence addresses of the subscribers of the corporation are as follows:

Gloria Rosen 6726 N.W. 113th Lane - Alachua, FL 32615

David Alderman 6722 N.W. 113th Lane - Alachua, FL 32615

Caridad E. Lee c/o Terramar Agency, Inc.- 412 N.E. 16th Avenue - Gainesville, FL 32601

Richard Martin 6714 N.W. 113th Lane - Alachua, FL 32615

## **ARTICLE VII**

### **Location of Principal Office and Identification of Registered Agent**

The principal office for the transaction of the business of this corporation is to be located in the County of Alachua, State of Florida. The name and address of this corporation's registered agent is Gloria Rosen, 6726 N.W. 113th Lane - Alachua, Florida 32615.

## **ARTICLE VIII**

### **Directors**

The affairs of the corporation shall be conducted by a Board of Directors comprised of three (3) directors, all of whom must be members of the Association.

The Directors named herein as the first Board of Directors shall hold office until the first meeting of members to be held on January 20th, 1996, at 7:30 P.M. at 6726 N.W. 113th Lane.

Turkey Creek, Alachua, Florida at which time the election of the directors shall be held. Thereafter, an annual meeting of members shall be held on the second Monday in January in each year following 1996.

Directors shall be elected at the first annual meeting and at all times thereafter shall serve for a term of two (2) years until the second annual meeting of members following the election of directors and until the qualification of their successors in office. Directors may be removed either with or without cause at any time by a vote of three-fourths (3/4) of the entire membership at a meeting duly called for that purpose.

The names and addresses of the first members of the Board of Directors are as follows:  
Gloria Rosen 6726 N.W. 113th Lane - Alachua, FL 32615  
David Alderman 6722 N.W. 113th Lane - Alachua, FL 32615  
Caridad E. Lee c/o Terramar Agency, Inc.- 412 N.E. 16th Avenue - Gainesville, FL 32601  
Richard Martin 6714 N.W. 113th Lane - Alachua, FL 32615

## **ARTICLE IX**

### **Officers**

The Board of directors shall elect the following officers, President, Vice President and Secretary and such other officers as the By-Laws of this corporation may authorize the Directors to elect from time to time. Initially, such officers shall be elected at first annual meeting of the Board of Directors. Until such election is held, the following persons shall serve as corporate officers:

<b>Name</b>	<b>Office</b>
Gloria Rosen	President
David Alderman	Vice-President
Richard Martin	Secretary

## **ARTICLE X**

### **By-Laws**

Subject to the limitations contained in the By-Laws and limitations set forth in the Corporation Not for Profit law of Florida concerning corporate action that must be authorized or approved by the voting members of the corporation, the By-Laws of this corporation may be made, altered, rescinded, added to, or new By-Laws may be adopted, either by resolution of the Board of Directors or by following the procedure set forth in the By-Laws.

## **ARTICLE XI**

### **Not for Profit Dedication**

The property of this corporation is irrevocably dedicated to purposes not for profit and no part of the net income or assets of this corporation shall ever inure to the benefit of any director, officer or member thereof, or to the benefit of any private individual.

## ARTICLE XII

### Indemnity

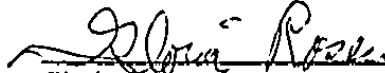
Every Director and every other officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed by him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a Director or officer of the Association, whether or not he is a Director or officer of the Association 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 the rights to which such Director or officer may be entitled.

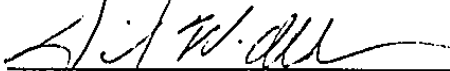
## ARTICLE XIII

### Amendment of Articles

Amendments to these Articles of Incorporation may be proposed by resolution adopted by the Board of Directors and presented to a quorum of voting members for their vote. Amendments may be adopted by a vote of a majority of a quorum of members of the corporation entitled to vote.

We, the undersigned, being the incorporators of this corporation, including all persons named herein as the subscribers of this corporation, for the purposes of forming this non-profit corporation under the laws of Florida have executed these Articles of Incorporation this 22 day of 11/19/1996.

  
Gloria Rosen

  
David Alderman

  
Caridad E. Lee, c/o Terramar Agency, Inc.

  
Richard Martin

STATE OF FLORIDA  
COUNTY OF ALACHUA

MARCH 1996 The following instrument was acknowledged before me this 22 day of



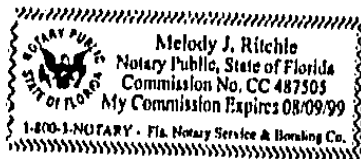
CLORIAN WILLIAM C. REAVES  
MY COMMISSION # CC 212804 EXPIRES  
July 29, 1999  
BONDED THRU TROY FAIR INSURANCE, INC.

William C. Reaves  
Notary Public, State of Florida  
My Commission Expires:

(SEAL)

STATE OF FLORIDA  
COUNTY OF ALACHUA

M. CH 1996 The following instrument was acknowledged before me this 22 day of



Melody J. Ritchie  
Notary Public, State of Florida  
My Commission Expires:

(SEAL)

STATE OF FLORIDA  
COUNTY OF ALACHUA

MARCH 1996 The following instrument was acknowledged before me this 22 day of



WILLIAM C. REAVES  
MY COMMISSION # CC 212804 EXPIRES  
July 29, 1999  
BONDED THRU TROY FAIR INSURANCE, INC.

William C. Reaves  
Notary Public, State of Florida  
My Commission Expires:

(SEAL)

STATE OF FLORIDA  
COUNTY OF ALACHUA

March 1996 The following instrument was acknowledged before me this 25 day of



CHRISTINE HOGAN  
Notary Public, State of Florida  
My comm. expires Nov. 1, 1999  
Comm. No. CC152862

Christine Hogan  
Notary Public, State of Florida  
My Commission Expires:

(SEAL)

FILED

96 MAR 27 PM 12:32

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**Certificate of Designation  
Registered Agent / Registered Office**

Pursuant to the provisions of section 607.0501, Florida Statutes, the mentioned corporation, organized under the laws of the state of Florida, submits the following statement in designating the registered office / registered agent, in the state of Florida.

**1. The name of the corporation is:**

6920 Owners Association

**2. The name and mailing address, and street address of the registered agent and office is:**

Gloria Rosen

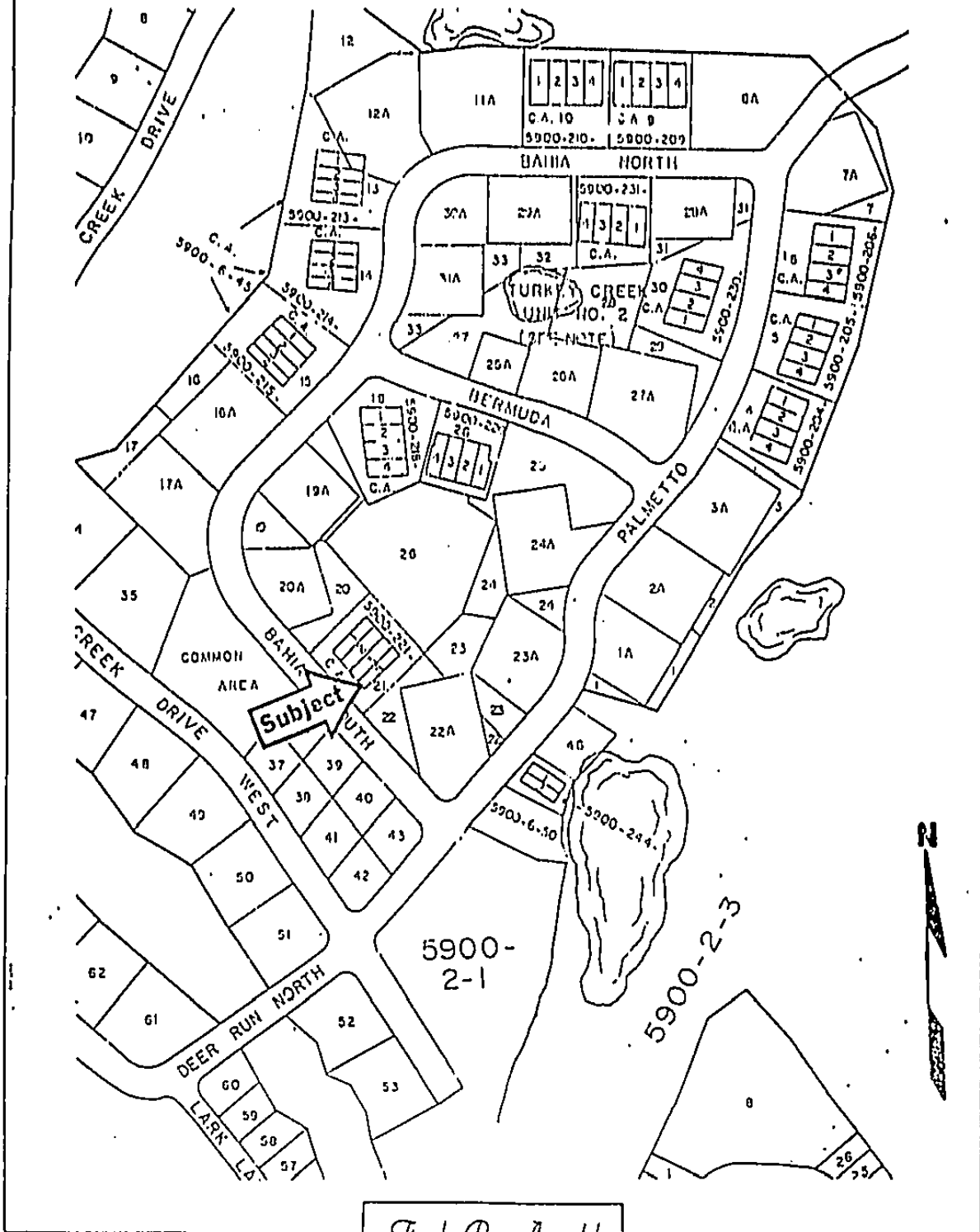
127 Turkey Creek, Alachua, Florida 32615 (Mailing)

6726 N.W. 113 Lane, Alachua, Florida 32615 (Street)

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, 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 relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Gloria Rosen 3-25-96  
Gloria Rosen

SUBJECT PROPERTY LOCATION MAP



Fred B. Arnold  
REALTOR-APPRAISER

EXHIBIT "A"