

N96 000001800

TRANSMITTAL LETTER

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

SUBJECT: Two Bridges Equestrian Homeowners  
(Proposed corporate name - must include suffix) ASSOCIATION, Inc.

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
- \$122.50 Filing Fee & Certified Copy
- \$131.25 Filing Fee, Certified Copy & Certificate

FROM: SARRICK KANTZLER, M.D.  
Name (Printed or typed)

805 37th Place  
Address

Verobeach, fl 32960  
City, State & Zip

407-562-2107  
Daytime Telephone number

FILED  
 96 MAR 28 AM 11:45  
 DEPARTMENT OF STATE  
 TALLAHASSEE, FLORIDA

600001761126  
-03/28/96--01055--008  
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NOTE: Please provide the original and one copy of the articles.

SAS  
4/3/96

FILED

96 MAR 28 AM 11:45

CLERK OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION  
OF  
TWO BRIDGES EQUESTRIAN  
HOMEOWNERS ASSOCIATION, INC.

(A CORPORATION NOT-FOR-PROFIT)

We, the undersigned, have associated ourselves together, and do hereby associate ourselves together, for the purpose of becoming incorporated under Chapter 617, Revised Florida State Statutes, as a corporation not-for-profit, pursuant to the following Articles of Incorporation.

ARTICLE I  
NAME

The Name of the corporation shall be "TWO BRIDGES EQUESTRIAN HOMEOWNERS ASSOCIATION, INC.". Its principal office shall be 805 37th Place, Vero Beach, Florida 32960, or at such other place as may be designated, from time to time, by the Board of Directors.

ARTICLE II  
DURATION

The period of duration is perpetual.

## ARTICLE III PURPOSES AND POWERS

The specific purposes of the Corporation are as follows:

3.1 To establish, maintain and operate a Corporation not for profit; to uphold, maintain and promote the property interests and rights of member owners and residents of the following described real property located in Indian River County, Florida:

The North 1/2 of the North-East 1/4 and the North 1/2 of the South 1/2 of the North-East 1/4, Section 11, Township 32 South, Range 38 East; Less and Except the East 521.84 feet of the West 1424.35 feet of the North 695 feet of the North-East 1/4 of Section 11, Township 32 South, Range 38 East.

3.2 To provide for the maintenance, management, preservation, and architectural control of homesites and common property consisting of private roads, utility lines, alleys, bridle trails, easements, drainage lines and all other rights of way, the main entrance to the property, and to perform all necessary acts within the area of Two Bridges Equestrian.

3.3 To promote the health, welfare, and comfort of the residents within said areas.

3.4 To review drawings for architectural control and construction of buildings to be built on the lots of said property or any additional land that later might be annexed by the Association, and to enforce the deed restrictions with reference thereto.

3.5 To enforce all other deed restrictions of the property.

3.6 To collect, from time to time, assessments from owners to defray expenses of operation of the corporation, including, but not limited to, security, taxes, maintenance, utilities, reserves, and expenditures for capital improvements, improvements and repair of commonly owned property with particular reference to entrance way, roads and right-of-way areas, bridle paths, drainage facilities, lighting, signs, wells and irrigation equipment, common landscaping, fences and such other and further similar type services that may be reasonably necessary and desirable in Two Bridges Equestrian. The individual assessments will be based on an allocation of one eighth share per individual lot owner of the total common expenses except where the membership votes for a special assessment for a particular purpose for the benefit of a specific area of the properties in which event a majority of the members to be assessed most approve the special assessment.

3.7 To enforce and abide by the provisions of any covenants or restrictions which are, or may be applicable to the property and which may be adopted from time to time as provided in the By-Laws of the Association.

## ARTICLE IV POWERS

The Association shall have all the powers and privileges granted to associations not for profit under the laws of the State of Florida and shall have all the powers reasonably necessary to implement and effectuate the purposes of the Association, including but not limited to the following:

4.1 To promote the safety and health of members of the Association and their property interests and rights by providing, improving, and maintaining common roads, entrance way, landscaping, drainage facilities and common

wells, common fencing, bridle trails, signs in and around the areas listed in the subarticle, and such other and further similar type services as may be necessary or desirable in Two Bridges Equestrian.

4.2 To purchase insurance for properties owned by the Association; and insurance for the protection of the Association and its members, officers, and directors.

4.3 To maintain, repair, replace, and operate the corporate properties.

4.4 To make and establish covenants and restrictions governing the use and maintenance of property located in Two Bridges Equestrian.

4.5 To amend, modify or change any covenants and restrictions which are, have been, or may be applicable to Two Bridges Equestrian.

4.6 To enforce the provisions of any covenants or restrictions, which are or may be made applicable to the property located in Two Bridges Equestrian and which may be adapted from time to time as provided in the Master Declaration of Covenants, Conditions, Reservations, and Restrictions of Two Bridges Equestrian, as they may exist from time to time.

4.7 To levy and collect, from time to time, assessments against members of the Association to defray expenses of maintenance and repair of the items lying within Two Bridges Equestrian as described in paragraph 4.1 above and are shown as "common areas" on the plat of Two Bridges Equestrian which is attached to the Master Declaration of Covenants, Conditions, Reservations, and Restrictions of Two Bridges Equestrian referred to in paragraph 4.6 above, and any other expenses incurred in implementing the Association's purposes in such manner as may be provided by the Bylaws of then Association, and the association shall have a lien upon any

property of a member of the Association lying within Two Bridges Equestrian for payment of such assessments. The lien herein provided shall secure the money due for all assessments levied against a member of the Association as provided in the Bylaws, together with interest upon delinquent assessments and for all the costs and expenses, including a reasonable attorney's fee, which may be incurred by the association in preparing, recording and enforcing the lien. The lien shall be enforced by recording on the public records of Indian River County, Florida a claim of lien and by foreclosure in the same manner as real estate mortgages may be foreclosed in the State of Florida.

4.8 To reconstruct the improvements comprising the items and areas lying within Two Bridges Equestrian as described in paragraph 4.1 above, and designated as common areas on the plat of Two Bridges Equestrian attached to the Master Declaration of Covenants, Conditions, Reservations, and Restrictions of two Bridges Equestrian, and to repair and maintain the same.

4.9 To employ personnel to perform the services required for the proper management and operation of the Association.

4.10 To be able to own and hold fee simple title to lands within reasonable proximity to the corporate properties, upon which the entrance way, roads and right of ways and other common facilities may be constructed for the benefit of the owners of Two Bridges Equestrian. The Corporation may assess each lot for its pro rata share of the cost and expenses of the operation and maintenance of the said facilities based upon the proration set forth above in Article III, paragraph 3.6.

4.11 To approve or disapprove the transfer of ownership and the leasing of lots and residencies within Two Bridges Equestrian as may be provided by the Bylaws and

covenants and restrictions applicable to Two Bridges Equestrian.

4.12 All funds and titles of properties acquired by the association and their proceeds shall be in trust for the members in accordance with the provisions of the Master Declaration of Covenants, Conditions, Reservations, and Restrictions of two Bridges Equestrian and the By-Laws.

## ARTICLE V DUTIES

The Association shall operate, maintain, and manage the surface water or stormwater and drainage facilities and wells in a manner consistent with the St. Johns River Water Management and the Sebastian River Water Management districts requirements and rules.

## ARTICLE VI MEMBERS

A. The members of the Corporation shall consist of the record fee owners of the parcels 1,2,3,4,5,6,7 and 8 of the property and of any other properties which may later be annexed under the provisions of these Articles, and subject to the jurisdiction of this corporation. Each owner shall automatically become a member of the Association by becoming an owner. The membership of each parcel is appurtenant to the owner's ownership of the parcel and automatically shall be transferred upon the transfer of the parcel. Said membership shall be non-transferable whether by gift, bequest, devise, or assignment or otherwise.

B. Change in membership will be established by recording in the Public Records of Indian River County, Florida, a deed or other instrument establishing record fee title to such real property and by the delivery to the corporation of a Photostat copy of the recorded instrument. The owner designated by such instrument thus becomes a member of the corporation, and the membership of the prior owner is thereby terminated. In the event that a proper copy of the instrument is not delivered to the corporation, said owner shall become a member, but shall not be entitled to voting privileges. The foregoing shall not, however, limit this corporations privileges or powers.

C. The share of a member in the funds and assets of the corporation cannot be assigned, hypothecated, or transferred in any manner except as in appurtenances to his real property.

D. For purpose of voting, Members shall have one vote per parcel.

## ARTICLE VII DISSOLUTION

Upon dissolution of this corporation all of its assets remaining after payment of all costs and expenses of such dissolution shall be distributed to organizations which have qualified for exemption under Section 501(c)(3) of the internal revenue Code, or to the Federal Government, or to a State or Local government, for a public purpose, and none of the assets will be distributed to any member, officer, or trustee of this corporation.

## ARTICLE VIII AMENDMENTS

The Articles may be altered, amended, or repealed, or new Articles may be adopted in the following manner:

8.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is being considered.

8.2 A resolution of the adoption of a proposed amendment may be proposed either by the Board of Directors or the members of the association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing that such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided.

a. Such amendment must be approved by not less than two thirds (2/3) of the Board of Directors; and by not less than two thirds (2/3) of the entire membership of the association; or

b. By not less than seventy-five percent (75%) of the entire membership of the Association.

8.3 Provided, however, that no amendment shall make any changes in the qualification for membership nor the voting rights of members without approval in writing by all members and the jointer of all record owners of mortgages upon the Owner's individual lot. No amendment shall be made that is in conflict with the Master Declaration of Covenants, Conditions, Reservations, and Restrictions of Two Bridges Equestrian.

8.4 A copy of each amendment shall be certified by the Secretary of State, State of Florida, and shall be recorded on the public records of Indian River County, Florida.

## ARTICLE IX BOARD OF DIRECTORS

9.1 The affairs of the Association shall be managed by a Board of Directors consisting of not less than three (3), nor more than five (5) persons. Directors need to be members of the Association. Directors may be removed and vacancies filled in the manner provided by the By-Laws of the Association. The Directors of the Association shall be elected at the annual meeting of the association.

9.2 The first election of Directors shall be held at the first annual meeting before March 15, 1997.

## ARTICLE X OFFICERS

The affairs of the Corporation shall be managed by a President, one or more Vice Presidents, a Treasurer, a Secretary and, if elected by the Board of Directors, any such other Officers and Assistant Officers as may be designated by the Board of Directors.

The Board of Directors at each annual meeting shall elect from among the members of the Corporation, to serve for the term of one (1) year and until their successors shall be elected, a President, one or more Vice Presidents, a Treasurer, and a Secretary. In addition, the Board may from time to time elect from members of the Corporation such other officers and Assistant Officers as it deems necessary.

ARTICLE XI  
INDEMNIFICATION

The Corporation shall indemnify and hold harmless each person whom shall serve at any time hereafter as Director or Officer from and against any and all claims and liabilities to which such person shall become subject by reason of his or having been, or hereafter being, a Director or Officer of the Corporation, or by reason of any action alleged to have taken or omitted by him or her as such Director or Officer, and shall reimburse each such person for all legal and other expenses reasonably incurred by him in connection with any such claim or liability; provided, however, that no such person shall be indemnified against, or be reimbursed for, any expense incurred in connection with any claim or liability arising out of gross negligence or willful misconduct.

ARTICLE XII  
INITIAL REGISTERED OFFICE AND AGENT

The initial registered office for the Corporation and the incorporator and registered agent for the Corporation at that address are the following: Garrick Kantzler , Two Bridges Equestrian Homeowners Association, Inc., 805 37th Place, Vero Beach, Fl 32960.

IN WITNESS WHEREOF, I have hereunder set forth my signature acknowledging and filing and executing the foregoing Articles of Incorporation under the laws of the State of Florida, this 25th day of March, 1996.



Notary Public for the State of Florida  
J. BROWN  
My Comm. Exp. Dec. 3, 1996  
Comm. No. CC 244046

A handwritten signature in black ink, appearing to read 'Garrick Kantzler'.

Garrick Kantzler  
(INCORPORATOR)

*Jacqueline S. Brown*

**CERTIFICATE OF DESIGNATION OF  
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 617.0501, FLORIDA STATUTES, THE UNDERSIGNED 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:

Two Bridges Equestrian Homeowners Association, Inc.

(must include suffix)

2. The name and address of the registered agent and office is:

Garrick Kantzer  
(NAME)

905 37<sup>th</sup> PLACE  
(P.O. Box or Mail Drop Box **NOT** ACCEPTABLE)

West Beach, FL 32960  
(CITY/STATE/ZIP)

FILED  
96 MAR 28 AM 11:45  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*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.*

[Signature]  
(SIGNATURE)

3-10-96  
(DATE)

N96000001800

GARRICK KANTZLER, M.D., P.A.  
AMERICAN BOARD CERTIFIED IN INTERNAL MEDICINE  
AMERICAN BOARD CERTIFIED IN GERIATRIC MEDICINE  
1105 37TH PLACE  
VERO BEACH, FLORIDA 32960  
TELEPHONE 407-563-2707


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

100001879951  
-07/01/96--01009--002  
\*\*\*\*87.50 \*\*\*\*87.50

RE: Amendment to Articles of Incorporation of TWO BRIDGES  
EQUESTRIAN HOMEOWNERS ASSOCIATION, INC.,  
(DOC # N96000001800)

Please certify the the attached "AMENDMENT # 1" to the Articles of  
Incorporation of TWO BRIDGES EQUESTRIAN HOMEOWNERS  
ASSOCIATION and return a certified copy for the corporation's records  
and to record in the county record book.

Yours truly,



Garrick Kantzler  
President of Two Bridges Equestrian

Amended  
5/11/94

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

96 JUL 23 AM 11:00

FILED



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

July 8, 1996

Garrick Kantzler, P.A.  
805 37th Place  
Vero Beach, FL 32960

SUBJECT: TWO BRIDGES EQUESTRIAN HOMEOWNERS ASSOCIATION,  
INC.  
Ref. Number: N96000001800

We have received your document for TWO BRIDGES EQUESTRIAN HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Amendments for nonprofit corporations are filed in compliance with section 617.1006, Florida Statutes. Please see the attached information.

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) 487-6908.

Steven Harris  
Corporate Specialist

Letter Number: 196A00033098

ARTICLES OF AMENDMENT  
to  
ARTICLES OF INCORPORATION  
of

FILED  
95 JUL 23 AM 11:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

TWO BRIDGES EQUESTRIAN HOMEOWNERS ASSOCIATION

Pursuant to the provisions of section 617.1006, Florida Statutes, the undersigned corporation adopts the following articles of amendment to the its articles of incorporation.

FIRST: Amendment adopted:

AMENDMENT #1

"No parcel within TWO BRIDGES EQUESTRIAN SHALL BE SUBDIVIDED TO LESS THAN A MINIMUM OF 200,000 SQUARE FEET, (4.6 ACRES). Parcels 1, 6, 7, and 8 could be subdivided into parcels that meet the above 200,000 square foot minimum if the subdivision meets the requirements of the Planning and Zoning regulations of Indian River County. Each homesite resulting from such subdivision will have membership and voting rights of one (1) vote per homesite."

SECOND: The date of adoption of the above amendment was June 21, 1996.

THIRD: The above amendment was adopted by a vote of 100% of the members of TWO BRIDGES EQUESTRIAN HOMEOWNERS ASSOCIATION which was sufficient for approval.

Corporation Name: TWO BRIDGES EQUESTRIAN HOMEOWNERS  
ASSOCIATION

Signature of officer of Corporation: 

Typed name of officer: Garrick Kantzler

Title: President of Corporation

Date: June 21, 1996.