

# N9600004498

N D Lamb Jr  
Requestor's Name

1912 Raymond Drive RD  
Address

Tallah. Fla 385-0501  
City/State/Zip Phone #

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
96 AUG 28 PM 1:13  
Office Use Only

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1 Straw Pond Property Owners Assoc Inc  
(Corporation Name) (Document #)

2 \_\_\_\_\_  
(Corporation Name) (Document #)

3 \_\_\_\_\_  
(Corporation Name) (Document #)

4 \_\_\_\_\_  
(Corporation Name) (Document #)

☒ Walk in ☒ Pick up time \_\_\_\_\_ ☒ Certified Copy  
☐ Mail out ☐ Will wait ☐ Photocopy ☐ Certificate of Status

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NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Restatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Call when Ready  
385-0501

ARTICLES OF INCORPORATION  
OF  
STRAW POND  
PROPERTY OWNERS' ASSOCIATION, INC.

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In compliance with the requirement of Chapter 617, Florida Statutes, the undersigned, all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I.

Name

The name of the corporation is STRAW POND PROPERTY OWNERS' ASSOCIATION, INC., a Florida corporation not for profit, hereinafter called the "Association".

ARTICLE II.

Address

The principal office of the Association shall be located at 1200 River Place Blvd., Jacksonville, Florida 32207

ARTICLE III.

Registered Agent

CT Corporation System whose office address is 1200 S Pine Island Road, Plantation, Florida 33324 is hereby appointed the initial Registered Agent of this Association

## ARTICLE IV

### Purpose and Powers of the Association

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for the architectural control of the parcel and preservation and maintenance of the common areas within that certain tract of property described in that certain Declaration of Covenants and Restrictions of Straw Pond as may be recorded in the Public Records of Leon County, Florida and to promote the health, safety and welfare of the collective owners within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association 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 Covenants, Conditions and Restrictions of Straw Pond, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Clerk of the Circuit Court in and for Leon County, Florida 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 a major vote of at least three-fifths (3/5) of all votes entitled to be cast by the members entitled to vote, to 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 Common Area 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 approved by a majority vote of at least three-fifths of all votes entitled to be cast by the members entitled to vote, agreeing to such dedication, sale or transfer;

f Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional property and Common Area, provided that any such merger, consolidation or annexation shall be approved by a majority vote of at least three-fifths (3/5) of all votes entitled to be cast by the members entitled to vote.

g. Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have to exercise.

## ARTICLE V.

### Membership

Every person or entity who is a record owner of a fee or undivided fee interest in any parcel which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any parcel which is subject to assessment by the Association.

#### ARTICLE VI.

##### Voting Rights

All owners of a lot or parcel in Straw Pond with the exception of the Declarant shall be a Class A member and shall be entitled to one vote for each parcel owned. The Declarant shall be a Class B member and shall, in accordance with the provisions of the Declaration be entitled to four (4) votes for each parcel owned pursuant to the terms and conditions set forth therein. When more than one person holds an interest in any parcel, all such persons shall be members, however, the vote for such parcel shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any single lot.

## ARTICLE VII

### Board of Directors

The affairs of this Association shall be managed by a Board of not less than three nor more than seven Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are

James H. Dahl  
1200 River Place Blvd., Suite 902  
Jacksonville, Florida 32207

President  
3 Year Director  
Member Architectural Control Committee

Arthur L. Cahoon  
1200 River Place Blvd., Suite 902  
Jacksonville, Florida 32207

Vice President  
2 Year Director  
Member Architectural Control Committee

William Dahl  
1200 River Place Blvd., Suite 902  
Jacksonville, Florida 32207

Secretary/Treasurer  
1 Year Director  
Member Architectural Control Committee

## ARTICLE VIII.

### Dissolution

The Association may be dissolved with the assent given in writing and signed by no less than a three-fifths (3/5) majority vote of the members entitled to cast votes. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be

granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

#### ARTICLE IX.

##### Duration

The corporation shall exist perpetually.

#### ARTICLE X.

##### Amendments

Amendment of these Articles shall require a majority vote of not less than three-fifths (3/5) of the votes entitled to be cast.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 28<sup>th</sup> day of August, 1996.

**Plantation Properties Corporation,  
a Florida Corporation and  
General Partner of Plantation  
Properties, Ltd., a Florida Limited  
Partnership**

By: 

James H. Dahl  
Incorporator

CERTIFICATE DESIGNATING REGISTERED OFFICE  
AND REGISTERED AGENT

In compliance with Sections 48.091 and 607.0501, Florida Statutes, the following is submitted:

STRAW POND PROPERTY OWNERS ASSOCIATION, INC., desiring to organize as a corporation under the laws of the State of Florida, has designated CT Corporation System located at c/o CT Corporation System, 1200 S. Pine Island Road, Plantation, Florida 33324, as its initial Registered Agent

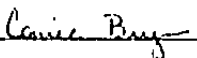
THE STRAW POND PROPERTY  
OWNERS ASSOCIATION, INC.

By:   
James H. Dahl  
Incorporator

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Having been named Registered Agent for the above-stated corporation, at the designated Registered Office, the undersigned hereby accepts said appointment, and agrees to comply with the provisions of Section 48.091 and 607.0505, Florida Statutes, and all statutes relating to the proper and complete performance of my duties relative to keeping open said office.

CT Corporation System, a Florida Corporation

By:   
Junnie Bryan  
Registered Agent SPECIAL ASSISTANT SECRETARY

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 1996 by \_\_\_\_\_ who is personally known to me or produced \_\_\_\_\_ as identification and who did not take an oath.

Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_