

N9800000365

BARBARA B. Paul
Requestor's Name

Rt. 1, Box 31-A
Address

Lamont, FL 32336 850-947-8677
City/State/Zip Phone #

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

1. Southern Grove Estates 198-1365
(Corporation Name) (Document #)
2. Amendment
(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

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"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

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Examiner's Initials
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12/9/98

AMENDED
ARTICLES OF INCORPORATION
OF
SOUTHERN GROVE ESTATES PROPERTY OWNERS ASSOCIATION, INC.

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The undersigned, desires to amend existing Articles of Incorporation, a not-for-profit corporation under the laws of the State of Florida, hereby adopts the following articles of incorporation:

ARTICLE I - NAME

The name of the corporation is Southern Grove Estates Property Owners Association, Inc.

ARTICLE II - TERM OF EXISTENCE

The period of the duration of the corporation is perpetual, unless dissolved according to law.

ARTICLE III - PURPOSE

The association is organized for the purpose of acquiring title to real property and management, maintenance, operation and care of real personal property, including but without limitation, all roads, parks, common areas,, lakes, ditches, canals, retention or detention areas, drainage, other surface water management works and preservation or conservation areas, wetlands and wetland mitigation areas which are owned or controlled by the association or the owners in common, and shall have the following powers and others provided by law:

- A. To fix and make assessments and collect the assessment by any lawful means, including foreclosure of any lien filed for such assessment.
- B. To borrow money.
- C. To use and expend the proceeds of assessments and borrowings in a manner consistent with the purposes for which this association is formed and to pay debts and obligations of the association.
- D. To review plans and specifications' of proposed improvements to determine whether they comply with the Declaration of Restrictions and Protective Covenants of Southern Grove Estates Property Owners Association. Inc.
- E. To maintain, repair, replace, operate, and care for real and personal property, including but without limitation all roads, parks, common areas, lakes, ditches, canals, retention or detention areas, drainage, other surface water management works, and preservation or conversation areas, wetlands, and wetland mitigation areas which are owned or controlled by the association or the owners in common in a manner consistent with the permit issued by the Suwannee River Water Management District

and the operation and maintenance place attached hereto.

- F. To purchase and maintain insurance.
- G. To make and amend, impose and enforce by any lawful means, reasonable rules and regulations use of the common areas and association property.
- H. To contract for services with others.
- I. To do and perform anything required by these articles, the by-laws, or the Declaration to be done by the Owner, but if not done by the Owner in a timely manner, at the expense of the Owner.
- J. To do and perform any obligations imposed upon the association by the declaration or by any permit or authorization from any unit of local, regional, state, or the federal government and to enforce by any legal means the provisions of these articles, the By-laws and the Declaration.

The foregoing specific duties and responsibilities are not construed in any way as limiting the powers of the association. Rather, the association will have and exercise all the powers conferred upon associations so formed.

ARTICLE IV - POWERS

In carrying out its purposes, the corporation shall have all corporate powers now or hereafter provided by the laws of the State of Florida, including, but not limited to:

- A. The purchase, ownership, maintenance, control, sale, lease, mortgaging, encumbering or otherwise dealing in any manner with real and personal property of every type, kind and nature.
- B. The employment, direction and discharge of personnel to carry out the purposes herein stated.
- C. To do any and all things necessary, incidental, or desirable to accomplish any and all of the purposes and objectives for which the corporation is organized, either alone or in association with other corporations, firms or individuals and to carry on any lawful activity necessary or incidental to the accomplishment of the purposes and objectives of the corporation.
- D. To make and collect assessments against property owners in the Development and use the proceeds thereof in the exercise of its powers and duties, including, but not limited to the defraying of costs and expense of carrying out its purposes.
- E. To maintain, repair, replace and operate property owned by it, purchase insurance

thereon, and to make and adopt reasonable regulations respecting the use and appearance of the Road System and other property owned or controlled by the corporation, and to enforce by all legal means the provisions of these articles of incorporation and any by-laws or regulations adopted pursuant hereto.

The foregoing enumeration of powers shall in no way be construed to limit or restrict in any manner the powers of the corporation as may be otherwise provided or granted by law.

ARTICLE V - MEMBERSHIP

Every person or entity who is, from time to time, the record owner of a parcel of land in Southern Grove Estates shall be a member of the association. Membership will be appurtenant to and may not be separated from the ownership. Members shall pay all dues and assessments and abide by the Articles of Incorporation and By-Laws.

ARTICLE VI - PRINCIPAL OFFICE, REGISTERED OFFICE AND AGENT

The initial principal office and registered office of the corporation is Route 1 Box 31-A, Lamont, Florida 32336. The name of its initial Register Agent at such address is Barbara Bridges Paul.

ARTICLE VII - OFFICERS

Barbara Bridges Paul - President

Keith C. Paul - Vice-President

ARTICLE VIII - BOARD OF DIRECTORS

The corporation shall have a Board of Directors which shall consist of not less than three (3) nor more than nine (9) persons, who shall be elected as provided in the Corporation Bylaws. The numbers of persons constituting the initial Board of Directors of the corporation shall consist of one (1) and the names and addresses of the persons who shall serve as initial members are:

NAMES

ADDRESSES

Barbara Bridges Paul
President

Route 1 Box 31-A, Lamont, Florida 32336

The manner in which directors will be elected or appointed will be determined in the By-Laws.

ARTICLE IX - ORGANIZATION FORM

The corporation is organized upon a non-stock basis.

ARTICLE X - INITIAL CONTROL BY DEVELOPER

Notwithstanding the other provisions contained in these articles to the contrary, Barbara Bridges Paul, or her successors and assigns in interest ("Developer"), shall be responsible for complying with the terms of the surfacewater management system permitted by the Suwannee River Water Management District until the developer relinquished that right or ceases to be the owner of a majority of the lots in the subdivision, whichever occurs last. The Developer, prior to relinquishing control of the association or otherwise allowing control to transfer to the directors of the association, shall provide at least 30 days written notice to the Suwannee River Water Management District that all terms and conditions placed upon the Developer by permits or authorizations from the Suwannee River Water Management District have been satisfied in full and that transfer is proposed to occur on a specific date.

ARTICLE XI - ASSESSMENTS

The association shall annually adopt an operating budget to meet its purposes and obligations. Each lot owner in the subdivision shall pay his or her prorata share of such budget within 30 days after being billed, which billing shall occur no less frequently than quarterly.

ARTICLE XII - AMENDMENTS

The bylaws will be adopted and may be amended by the Directors or members, consistent with these articles and the declaration by majority vote or written assent of members entitled to exercise voting power. Amendments to articles or bylaws which directly or indirectly impact operation and Maintenance of the surfacewater management system, including but without limitation, all lakes, ditches, canals, retention or detention areas, drainage, other surfacewater management works, and preservation or conservation areas, wetlands and wetland mitigation areas which are owned or controlled by the association or the owners in common, may be made after approval by the Suwannee River Water Management District. Such approval shall be in the form of a modification to any and all permits issued by the Suwannee River Water Management District under the lawfully adopted rules of the Suwannee River Water management District in effect at the time of application for such modification. Amendments to the articles or the bylaws which do not impact operation or maintenance of the system may be made without authorization of the Suwannee River Water Management District; however, copies of any such amendments shall be forwarded to the District within 30 days of approval.

ARTICLE XIII - NAME AND ADDRESS OF INCORPORATOR

The name and address of the incorporator is:

NAME

ADDRESS

Barbara Bridges Paul

Route 1 Box 31-A, Lamont, Florida 32336

ARTICLE XIV - DISSOLUTION OF ASSOCIATION

Prior to dissolution of this association, all property, interest in property, whether real, personal, or mixed, which is directly or indirectly related to the surfacewater management system, including but with limitation, all lakes, ditches, canals, retention or detention areas, drainage, other surfacewater management works and preservation or conservation areas, wetlands and wetland mitigation areas which are owned by the association or the owners in common, will be dedicated to and accepted for maintenance by an approved entity. Dedication or approval must be authorized by the Suwannee River Water Management District through modification of any and all permits or authorizations issued by the Suwannee River Water Management District. Such modification shall be made under the lawfully adopted rules of the Suwannee River Water Management District in effect at the time of application for such modification.

No part of the income of the corporation shall be distributable to its members, directors and officers either during the existence of the corporation or upon its dissolution.

ARTICLE XV - COPY OF PLAT

A copy of the preliminary plat of the subdivision is attached as Exhibit 1.

ARTICLE XVI - 100-YEAR FLOOD PRONE AREAS

Properties which have ground elevations less than 167.7 feet above mean sea level in this area are in the 100 year flood plain and are prone to flooding. Based upon topographic and surveying information, it is believed that none of the lots are in the flood plain. Development on flood plain properties may be subject to special regulation (based on the minimum standards of the Federal Emergency Management Agent, National Flood Insurance Program). Such development may require special surveying, engineering, or architectural design to insure that flood hazard is not increased by development.

IN WITNESS WHEREOF, the undersigned incorporator has caused these Amended Articles of Incorporation to be executed, in duplicate, by its duly authorized undersigned officer, this 12th day of August 1998.

SOUTHERN GROVE PROPERTY
OWNERS ASSOCIATION, INC.

BY: Barbara Bridges Paul
BARBARA BRIDGES PAUL
ITS: President

STATE OF FLORIDA

COUNTY OF JEFFERSON

The foregoing Amended Articles of Incorporation were acknowledged before me by Barbara Bridges Paul, the incorporator named in the foregoing Articles of Incorporation, this 12th day of August, 1998.



Celinda C. Young
MY COMMISSION # CG601662 EXPIRES
December 3, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

Celinda C. Young
Notary Public
My Commission Expires:

ACKNOWLEDGMENT OF RESIDENT AGENT

Having been named to accept service of process for Southern Grove Estates Property Owners Association, Inc. at Lamont, Florida, I hereby accept to act in this capacity and agree to comply with the provisions of Florida Statute relative to keeping open said office.

Barbara Bridges Paul
Barbara Bridges Paul

These amended articles were adopted by the directors on August 12, 1998. There are no members.