

# N98000005770

## CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Brand Wine Lakes Homeowners  
Association, Inc.

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\*\*\*\*\*78.75 \*\*\*\*\*78.75

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- Art of Inc. File Cert
- LTD Partnership File \_\_\_\_\_
- Foreign Corp. File \_\_\_\_\_
- L.C. File \_\_\_\_\_
- Fictitious Name File \_\_\_\_\_
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- Merger File \_\_\_\_\_
- Art. of Amend. File \_\_\_\_\_
- RA Resignation \_\_\_\_\_
- Dissolution / Withdrawal \_\_\_\_\_
- Annual Report / Reinstatement \_\_\_\_\_
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- Certificate of Status \_\_\_\_\_
- Certificate of Fictitious Name \_\_\_\_\_
- Corp Record Search \_\_\_\_\_
- Officer Search \_\_\_\_\_
- Fictitious Search \_\_\_\_\_
- Fictitious Owner Search \_\_\_\_\_
- Vehicle Search \_\_\_\_\_
- Driving Record \_\_\_\_\_
- UCC 1 or 3 File \_\_\_\_\_
- UCC 11 Search \_\_\_\_\_
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**ARTICLES OF INCORPORATION**

**OF**

**BRANDYWINE LAKES HOMEOWNERS ASSOCIATION, INC.**

The undersigned natural person, all of whom are citizens of the State of Florida, pursuant to the provisions of Chapter 617 Florida Statutes applicable to corporations not for profit, hereby adopts the following Articles of Incorporation.

**ARTICLE ONE**

The name of the corporation shall be Brandywine Lakes Homeowners Association, Inc.

**ARTICLE TWO**

The corporation is a non-profit corporation.

**ARTICLE THREE**

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 FOUR**

This Association is formed to be the corporate entity which is to be responsible for the common areas, storm and/or surface water management systems, and for the performance of certain duties and the enforcement of certain rights as provided in the declaration of covenants, conditions and restrictions recorded or to be recorded in Duval County, Florida, for the subdivision known as Brandywine Lakes located in Duval County, Florida.

The Association shall operate, maintain and manage the stormwater management system(s) in a manner consistent with the requirements and applicable rules of the St. Johns River Water Management District pursuant to any permits it has or may issue in connection with the subdivision, and shall assist in the enforcement of the restrictions and covenants contained herein.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the stormwater management system.

The assessments shall be used for the maintenance and repair of the stormwater management systems including but not limited to work within detention/retention areas, drainage structures and drainage easements.

**ARTICLE FIVE**

The members of the corporation shall be all fee simple lot owners in all phases of the subdivision known as Brandywine Lakes in Duval County, Florida. Upon the purchase of a lot, the lot owners shall automatically become Class A members as defined in the covenants and restrictions of Brandywine Lakes to be recorded. Membership shall be appurtenant to, and inseparable from, ownership of a lot.

**ARTICLE SIX**

The street address of the registered office of the corporation is 9471 Baymeadows Road, Suite 403, Jacksonville, Florida 32256, and the initial Registered Agent at that address is CHARLES F. ATKERSON, JR.

**ARTICLE SEVEN**

This corporation shall never have less than THREE (3) Directors. The number of Directors constituting the initial Board of Directors of the Corporation is THREE (3) and the names and addresses of the persons who are to serve as the initial Directors until the first election shall be as follows:

CHARLES ATKERSON  
9471 Baymeadows Road, Suite 403  
Jacksonville, Florida 32256

SERENA L. WAKEFIELD  
9471 Baymeadows Road, Suite 403  
Jacksonville, Florida 32256

CHRISTIE A. ATKERSON  
9471 Baymeadows Road, Suite 403  
Jacksonville, Florida 32256

Directors shall serve and be appointed as provided in the By-Laws of the Association.

**ARTICLE EIGHT**

The name and address of the Subscriber to these Articles of Incorporation are CHARLES F. ATKERSON, JR., 9471 Baymeadows Road, Suite 403, Jacksonville, Florida 32256.

**ARTICLE NINE**

The affairs of the Corporation are to be managed by the Officers of the Corporation who shall be appointed by the Board of

Directors. The names, addresses and offices of the persons who are initially to serve as officers of the Corporation are as follows:

SERENA L. WAKEFIELD 9471 Baymeadows Road, Suite 403 Jacksonville, Florida 32256	President
CHARLES F. ATKERSON, JR. 9471 Baymeadows Road, Suite 403 Jacksonville, Florida 32256	Vice President
CHARLES F. ATKERSON, JR. 9471 Baymeadows Road, Suite 403 Jacksonville, Florida 32256	Secretary, Treasurer

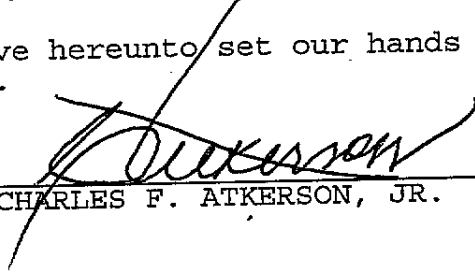
#### ARTICLE TEN

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 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation. If the association is dissolved, the assets shall be dedicated to a public body, or conveyed to a nonprofit organization with similar purposes.

#### ARTICLE ELEVEN

The power to alter, amend or repeal the By-Laws or Articles of Incorporation or to adopt new By-Laws shall be vested in the Board of Directors. The By-Laws may contain any provisions for the regulation and management of the affairs of the corporation not inconsistent with the law or with the Articles of Incorporation.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5 day of October, 1998.

  
\_\_\_\_\_  
CHARLES F. ATKERSON, JR.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

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CERTIFICATE DESIGNATING PLACE OF BUSINESS  
OR DOMICILE FOR THE SERVICE OF PROCESS  
WITHIN THIS STATE, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED

In compliance with Section 48.091, Florida Statutes, the following is submitted:

FIRST, that Brandywine Lakes Homeowners Association, Inc. desiring to organize under the laws of the State of Florida, with its principal place of business at 9471 Baymeadows Road, Suite 403, Jacksonville, Florida 32256, has named CHARLES F. ATKERSON, JR., located at the registered office of the corporation, to-wit, 9471 Baymeadows Road, Suite 403, Jacksonville, Florida 32256, as its Agent to accept service of process within this state.

Having been named to accept service of process for the above stated corporation at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 607.325 of the Florida Statutes.


REGISTERED AGENT

  
\_\_\_\_\_  
CHARLES F. ATKERSON, JR.

STATE OF FLORIDA

COUNTY OF DUVAL

Sworn to and subscribed before me this 4<sup>th</sup> day of October, 1998, by Charles F. Atkinson, Jr. who is personally known to me.

  
\_\_\_\_\_  
Notary Public, State of Florida

LYNN S. BIDLEMAN  
NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires June 2, 2001  
Commission No. CC651927