

N98000005823



THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 991730 10234A

AUTHORIZATION :

Patricia Pizito

COST LIMIT : \$ 78.75

ORDER DATE : October 9, 1998

ORDER TIME : 3:01 PM

ORDER NO. : 991730-005

CUSTOMER NO: 10234A

000002661030--3

CUSTOMER: Thomas W. Conely, III, ESQ
CONELY & CONELY, P.A.
CONELY & CONELY, P.A.
207 N.w. Second Street

Okeechobee, FL 34972-4190

DOMESTIC FILING

NAME: SOUTHERN HOMESTEADS
HOMEOWNERS ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
 PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Sara Lea

EXAMINER'S INITIALS:

W98-23104

DNC 10/12/98
J 10/12/98

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 OCT -9 PM 3:19

7



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

RESUBMIT

October 12, 1998

Please give original
submission date as file date.

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: SOUTHERN HOMESTEADS HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W98000023104

We have received your document for SOUTHERN HOMESTEADS HOMEOWNERS ASSOCIATION, INC. and the authorization to debit your account in the amount of \$78.75. However, the document has not been filed and is being returned for the following:

You must list the corporation's principal office and/or a mailing address in the document.

Please return the original and one copy of 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 (850) 487-6923.

Doris McDuffie
Corporate Specialist Supervisor

Letter Number: 998A00050446

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ARTICLES OF INCORPORATION
OF
SOUTHERN HOMESTEADS
HOMEOWNERS ASSOCIATION, INC.

(A not-for-profit corporation)

The undersigned hereby execute these Articles of Incorporation for the purpose of forming a non-profit corporation under Chapter 617 of the Florida Statutes in existence as of the date of execution of these Articles of Incorporation (the "Florida Not-For-Profit Corporation Act") and certify as follows:

ARTICLE I
NAME

The name of this corporation shall be SOUTHERN HOMESTEADS HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association", and its duration shall be perpetual.

ARTICLE II
PURPOSES

The purpose for which the Association is organized is to engage as a non-profit organization in protecting the value of the property of Owners within SOUTHERN HOMESTEADS, UNIT 1 and UNIT 2 and of the Members of the Association, to exercise all the powers and privileges and to perform all of the duties and obligations of the Association as defined and set forth in that certain Declaration of Covenants and Restrictions for SOUTHERN HOMESTEADS (the "Declaration") recorded or to be recorded in the office of the Clerk of the Circuit Court in and for Okeechobee County, Florida, including the establishment and enforcement of payment of charges and Assessments contained therein, and to engage in such other lawful activities as may be to the mutual benefit of the Members, the Owners, and their property. All terms used herein which are defined in the Declaration shall have the same meaning herein as therein.

ARTICLE III
POWERS

The powers of the Association shall include and be governed by the following provisions:

Section 1. Common Law and Statutory Powers: The Association shall have all of the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles and the Declaration.

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Section 2. Necessary Powers: The Association shall have all of the powers reasonably necessary to implement its purpose, including, but not limited to, the following:

A. To operate and manage the Common Property in accordance with the purpose and intent contained in the Declaration;

B. To make and collect Assessments against Owners to defray the Common Expenses and to levy fines against Owners in accordance with the Declaration;

C. To use the proceeds of Assessments in the exercise of its powers and duties;

D. To maintain, repair, replace and operate the Common Property as more fully described in the Declaration;

E. To reconstruct improvements upon the Property after casualty and to further improve the Property;

F. To make and amend By-Laws for the Association and regulations respecting the use of the Property;

G. To pay all taxes and other assessments by any governmental authority which are liens against the Common Property;

H. To enforce by legal means the provisions of the Declaration of these Articles, the By-Laws, the Declaration and the Rules and Regulations promulgated by the Association for the use of the Property;

I. To provide for management and maintenance and to authorize a management agent to assist the Association in carrying out its powers and duties by performing such functions as the collection of Assessments and fines, preparation of records, and enforcement of rules and maintenance of the Common Property as more particularly described in the Declaration. The Association shall, however, retain at all times the powers and duties granted it by common law, Florida Statutes and local ordinances including, but not limited to, the making of Assessments, the promulgation of rules, and the execution of contracts on behalf of the Association;

J. To possess, enjoy and exercise all powers necessary to implement, enforce, and carry into effect the powers above described, including the power to acquire, hold, convey and deal in real and personal property.

Section 3. Funds and Title to Properties: All funds and title to all properties acquired by the Association and the proceeds thereof shall be held only for the benefit of the Members in accordance with the provisions of the Declaration. No part of

the income, if any, of the Association shall be distributed to the Members, directors, or officers of the Association.

ARTICLE IV
MEMBERSHIP

Qualification for, and admission to, membership in the Association shall be regulated by the Declaration and the By-Laws of the Association.

ARTICLE V
BOARD OF DIRECTORS

The affairs of this corporation shall be managed by a Board of Directors consisting of not less than three (3) nor more than nine (9) directors. Until such time as Developer relinquishes control of the Association, as described in the Declaration, Developer shall have the right to appoint all members of the Board of Directors and to approve the appointment of all officers of the Association.

Until relinquishment of control of the Association by Developer, as aforesaid, no director or officer need be an Owner; thereafter, all directors and officers must be Owners except such directors as are appointed by the Developer, as provided herein. The Developer shall be entitled at any time, and from time to time, to remove or replace any director originally appointed by the Developer. The Developer may waive or relinquish in whole or in part any of its rights to appoint any one or more of the Directors it is entitled to appoint. The number of directors constituting the initial board is three (3) and they shall serve until such time as Developer relinquishes control of the Association or until replaced by Developer. After turnover of control of the Association, and so long as Developer owns property within OAK RIDGE ESTATES, Developer shall have the right to appoint one (1) member of the Board of Directors commencing with the first annual meeting of the Members following turnover of control of the Association by Developer. The Directors shall be elected by the Members of the Association, except that Developer shall have the right to appoint one (1) member of the Board of Directors as provided above. The names and addresses of the initial members of the Board of Directors are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Edwin Rucks	304 S.E. 8th Avenue, Okeechobee, FL 34974
Stanley Rucks	28700 N.E. 55th Avenue, Okeechobee, FL 34972
Dea Y. Rucks	28700 N.E. 55th Avenue, Okeechobee, FL 34972

ARTICLE VI
OFFICERS

Officers shall be elected by the Board of Directors at the annual meetings of the Directors, as provided in the By-Laws. Until such time as Developer relinquishes control of the Association, as provided in the Declaration, however, Developer shall have the right to approve all of the officers elected. The initial officers shall consist of a President, Vice President, Secretary and Treasurer. The following persons shall serve as officers until the first election:

<u>NAME</u>	<u>TITLE</u>
Stanley Rucks	President
Edwin Rucks	Vice President/Secretary

ARTICLE VII
INDEMNIFICATION OF OFFICERS AND DIRECTORS

Every director, officer and committee member of the Association shall be indemnified by the Association as provided in the Declaration.

ARTICLE VIII
INCORPORATOR

The name and address of the Incorporator of the Association is:

<u>NAME</u>	<u>ADDRESS</u>
Tom W. Conely, III	CONELY & CONELY, P.A. 207 Northwest Second Street Okeechobee, Florida 34972

ARTICLE IX
BY-LAWS

The By-Laws of the Association may be adopted, amended, altered or rescinded as provided therein; provided, however, that at no time shall the By-Laws conflict with these Articles of Incorporation or the Declaration, and provided further that no amendment, alteration or rescission may be made which affects the rights or privileges of any Institutional Mortgagee, without the express prior written consent of the Institutional Mortgagee so affected. Any attempt to amend, alter or rescind contrary to these prohibitions shall be of no force or effect.

ARTICLE X
AMENDMENTS

These Articles of Incorporation of the Association may be amended, altered or rescinded as provided in the Florida Not-For-Profit Corporation Act, provided however, that no such amendments shall conflict with the terms of the Declaration, or adversely affect the rights of Developer, without Developer's prior written approval; and provided further that no amendment, alteration or rescission may be made which affects the rights or privileges of any Institutional Mortgage, without the express prior written consent of the Institutional Mortgagee so affected. Any attempt to amend, alter or rescind contrary to these prohibitions shall be of no force or effect.

ARTICLE XI
REGISTERED AGENT AND REGISTERED OFFICE

The name of the initial registered agent shall be STANLEY RUCKS and the street address of the registered office of the Association shall be 28700 N.E. 55th Avenue, Okeechobee, FL 34972. The Association shall have the right to designate subsequent registered agents without amending these Articles of Incorporation. The principle and mailing address of the corporation shall be the same.

ARTICLE XII
NON-CONDOMINIUM

The Association is created pursuant to the Declaration and these Articles of Incorporation and is expressly not intended to be a condominium association and is not created in accordance with Florida Statutes, Chapter 718, in existence as of the date of execution of these Articles of Incorporation.

IN WITNESS WHEREOF, I, the undersigned subscribing incorporator, have hereunto set my hand and seal this 15 day of October, 19 98, for the purpose of forming this non-profit corporation under the laws of the State of Florida.

Linda Wilson

TOM W. CONELY, III
TOM W. CONELY, III

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

Before me, a Notary Public duly authorized in the State and County above named, came TOM W. CONELY, III personally known to me to be the person described as subscribing incorporator in and who

executed the foregoing Articles of Incorporation, and he acknowledged before me that he subscribed to these Articles of Incorporation and who did not take an oath.

WITNESS my hand and official seal in the County and State above named, this 1st day of October, 1998.

(SEAL)



GINA MORGAN-COLEMAN
MY COMMISSION # CC414964 EXPIRES
November 15, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

Gina Morgan-Coleman
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires:

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above named corporation at the place designated in these Articles of Incorporation, I hereby agree to act in this capacity, and agree to comply with the provision of Chapter 48.091, Florida Statutes, relative to keeping said office open for service process.

Stanley Rucks
STANLEY RUCKS

Before me, this 1st day of October, 1998, a Notary Public duly authorized in the State and County above named, came STANLEY RUCKS personally known to me to be the person who executed the above Acceptance of Registered Agent and who did not take an oath.

Gina Morgan-Coleman
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires:



GINA MORGAN-COLEMAN
MY COMMISSION # CC414964 EXPIRES
November 15, 1998
BONDED THRU TROY FAIR INSURANCE, INC.

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