

ATTORNEYS AT LAW 756 BEACHLAND BOULEVARD VERO BEACH, FLORIDA 32963

> 561 - 231 - 4343 FAX: 561-234-5213

PLEASE REPLY TO:

POST OFFICE BOX 3686 VERO BEACH, FLORIDA 32964

BRUCE D. BARKETT CALVIN B. BROWN WILLIAM W. CALDWELL SUSAN A. CALISTRI EDITH E. COLLINS GEORGE G. COLLINS, JR.+ MICHAEL J. GARAVAGLIA JOHN E. MOORE, III ** BRADLEY W. ROSSWAY LISA N. THOMPSON

*BOARD CERTIFIED REAL ESTATE LAWYER

**ALSO ADMITTED IN THE DISTRICT OF COLUMBIA

February 4, 1999

Corporate Records Bureau Division of Corporations, Department of State P.O. Box 6327 Tallahassee, Florida 32301

-02/08/99--01065--013

****122.50 *****78.75

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Re:

Falcetta Homeowners Association, Inc.

Dear Sir:

Enclosed please find an original and one conformed copy of the Articles of Incorporation for the above named corporation. I would appreciate your filing the original with your office and returning the conformed copy, with your Certificate attached, to this office.

I am also enclosing our check in the amount of \$122.50 covering the following:

\$ 35.00 Filing Fee Certified Copy 52.50 Registered Agent Form 35.00

Thank you for your consideration in this matter.

Sincerely,

George G. Collins, Jr.

For the Firm

GGC, Jr./ma Enclosures



FLORIDA DEPARTMENT OF STATE Katherine Harris Secretary of State

February 10, 1999

GEORGE G. COLLINS, JR. POST OFFICE BOX 3686 VERO BEACH, FL 32964

SUBJECT: FALCETTA HOMEOWNERS ASSOCIATION, INC.

Ref. Number: W99000003390

We have received your document for FALCETTA HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent and street address must be consistent wherever it appears in your 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) 487-6933.

Dana Calloway Document Specialist

Letter Number: 099A00006028

2/19/99

Attached is corrected Registered Agent form.

George G. Collins, Jr.

ARTICLES OF INCORPORATION OF

FALCETTA HOMEOWNERS ASSOCIATION, INC.

(A Corporation Not for Profit Under The Laws of the State of Florida) -SECRETARY OF STATE TALLAHASSEE FLORIDA

In order to form a corporation not for profit under and in accordance with the provisions of the laws of the State of Florida, the undersigned do hereby associate themselves into a corporation not for profit, and to that end by these ARTICLES OF INCORPORATION state:

ARTICLE I

1.1 The name of this corporation shall be: FALCETTA HOMEOWNERS ASSOCIATION, INC. (hereinafter referred to as the "Association").

ARTICLE II DEFINITIONS

2.1 The terms contained and used in these ARTICLES OF INCORPORATION shall have the same definitions and meanings as those set forth in the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FALCETTA SUBDIVISION (hereinafter referred to as the "Declaration").

ARTICLE III PURPOSE

3.1 The purpose for which the Association is organized is to provide an entity responsible for the operation of a single family residential community to be known generally as the Falcetta Subdivision (hereinafter referred to as the "Project").

POWERS

- 4.1 The Association shall have the following powers:
- 4.2 The Association shall have all of the powers set forth in the Declaration and all of the common law and statutory powers and privileges granted to corporations not for profit under the laws of the State of Florida.

- 4.3 The Association shall have all of the powers reasonably necessary to implement and effectuate the purposes of the Association not otherwise expressly prohibited herein, including, but not limited to, the following:
- a. To make and amend reasonable rules and regulations for the maintenance, conservation, and use of the Property and for the health, comfort, safety, and welfare of Lot Owners.
- b. To own, control, operate, manage, maintain, repair, and replace the Common Property, including the right to reconstruct improvements after casualty and the right to make further improvements to the Common Property.
- Association as provided for in the Agreement and the By-Laws of this Association. Without limiting the generality of the preceding sentence, such Assessments may be levied and collected for the purchase of insurance on the Common Property, insurance for the protection of the Association, its Officers, Directors, and members, and comprehensive general public liability and property damage insurance; to acquire, operate, lease, manage, and otherwise trade and deal with such property, whether real or personal, which may be necessary or convenient for the operation and management of the Common Property; to pay all taxes, utility charges, and other expenses with respect to the Common property; and generally to accomplish the purposes set forth in the Declaration.
- d. To hire such employees or agents, including professional management agents or companies (which may be the Developer or an entity affiliated with the Developer), and purchase such equipment, supplies, and materials as may be needed to provide for the management, supervision, and maintenance of the Property.
- e. To enforce the provisions of the Declaration, these Articles of Incorporation, and the By-Laws of the Association.
- f. To exercise, undertake, and accomplish all of the powers, rights, duties, and obligations which may be granted to or imposed upon the Association pursuant to the Declaration, including, but not limited to, the enforcement of all of the covenants, restrictions, and other terms contained in or imposed by the Declaration.
- g. The irrevocable right of access to each lot during reasonable hours, when necessary, for the maintenance, repair, or replacement of any Common Property or for making emergency repairs necessary to prevent damage to the Common Property, or to another Lot or Lots.

- h. To pay taxes and other charges, on or against property owned or accepted by the Association.
- i. To borrow money and, from time to time, to make, accept, endorse, execute, and issue debentures, promissory notes, or other obligations of the Association for monies borrowed, in payment of property acquired, or for any of the other purposes of the Association, and to secure the repayment of any such obligation by mortgage, pledge, or other instrument of trust, or by lien upon, assignment of, or agreement in regard to all or any part of the property, rights, or privileges of the Association, wherever situated.
- j. To buy, own, operate, lease, sell, trade, and mortgage both real and personal property.
- k. To charge recipients for services rendered by the Association and for use of Association Property where such is deemed appropriate by the Board of Directors of the Association and is permitted by law.

ARTICLE V MEMBERS

- 5.1 The qualification of members, the manner of their admission to and termination of such membership, and voting by members shall be as follows:
- 5.2 All Lot Owners shall be members of the Association, and no other persons or entities shall be entitled to membership, except as otherwise provided herein.
- 5.3 Subject to the provisions of the Declaration and the By-Laws of this Association, membership shall be established by the acquisition of the ownership of fee title to or fee interest in a lot, whether by conveyance, devise, judicial decree, or otherwise and by the recordation amongst the Public Records of Indian River County, Florida, of the deed or other instruments validly establishing such acquisition and designating the Lot affected thereby, and by the delivery to the Association of a true copy of such deed or other instrument, and shall be terminated automatically upon his or her being divested of title to all Lots owned by such member. Membership is nontransferable, except as an appurtenance to a Lot.
- 5.4 A. The Corporation shall have two (2) classes of voting membership:

<u>Class A.</u> Class A members shall be all Owners, with the exception of the Developer, and shall be entitled to one vote for each Lot owned. When more than

one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

- Class B. The Class B member shall be the Developer or successor developer and shall be entitled to five (5) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier
- (a) 3 months after 90% of the residential lots in all phases of the community that will ultimately be operated by the homeowners association have been conveyed to members; or
- (b) Upon the election of the Developer or successor Developer.
- J. H. BRADY, JR. a/k/a JOHN H. BRADY, JR. shall be deemed to be a Class B Member and shall be entitled to five (5) votes for each Lot owned by J. H. BRADY, JR. a/k/a JOHN H. BRADY, JR. and shall not be deemed to be a Class A Member.
- B. The Developer is entitled to elect at least one (1) member of the Board of Directors of the Association as long as the Developer holds for sale in the ordinary course of business at least one Lot within the Subdivision. After the Developer relinquishes control of the Association, the Developer may exercise the right to vote any Developer-owned voting interests in the same manner as any other member, except for the purposes of reacquiring control of the Association or selecting the majority of the members of the Board of Directors.
- 5.5 The By-Laws shall provide for an annual meeting of members, and may make provisions for regular and special meetings of members in addition to the annual meeting.

ARTICLE VI EXISTENCE AND DURATION

6.1 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.

<u>ARTICLE VII</u> <u>ADDRESS</u>

7.1 The initial principal office of the Association shall be located at 2225 Sea Turtle Lane, Vero Beach, Florida 32963. The Association may maintain offices and transact business in such other places, within or without the State of Florida, as may from time to time be designated by the Board of Directors.

ARTICLE VIII DIRECTORS

- 8.1 The affairs and property of the Association shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than nine (9) Directors. The first Board of Directors shall have at least three (3) members, and the number of Directors on subsequent Boards will be determined from time to time in accordance with the provisions of the By-Laws of the Association. Directors appointed by the Developer need not be members of the Association.
- 8.2 Directors of the Association shall be appointed in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided for in the By-Laws.
- 8.3 The names and addresses of the members of the Board of Directors who shall serve until their successors are appointed and have qualified, or until removed, are as follows:

Name	Address
J. H. Brady, Jr.	2225 Sea Turtle Lane Vero Beach, Florida 32963
Timothy J. Dare, Sr.	Vero Beach, Florida 32960
Susan Dare	1295 26 th Avenue Vero Beach, Florida 32960
Jeff Falcetta	1295 26 th Avenue Vero Beach, Florida 32960

ARTICLE IX TAX ELECTION

9.1 The Association shall, through its Board of Directors and Officers, file the necessary annual election to become a "Homeowners Association" as defined in the Internal Revenue Code of 1986, Section 528, or similar provisions of corresponding law subsequently enacted, exempt from income tax as therein provided. The Association shall be operated at all times to maintain its eligibility for tax-exempt status.

ARTICLE X INCORPORATOR

- 10.1 The names and addresses of the Incorporators of the corporation are as follows:

Name	Address =
J. H. Brady, Jr.	2225 Sea Turtle Lane Vero Beach, Florida 32963
Timothy J. Dare, Sr	1295 26 th Avenue_ Vero Beach, Florida 32960
Susan Dare	1295 26 th Avenue Vero Beach, Florida 32960
Jeff Falcetta	

ARTICLE XI BY-LAWS

11.1 The first By-Laws of the Association shall be adopted by a majority vote of the Board of Directors of the Association and, thereafter, such By-Laws may be altered, amended, or rescinded only as provided in the By-Laws.

ARTICLE XII INDEMNIFICATION

12.1 <u>Indemnity</u>. The Association shall indemnify any person who was or is a party, or it threatened to be made a party, to any threatened, pending, or

contemplated action, suit, or proceeding, whether civil, criminal, administrative, or investigative (other than an action by or in the right of the Association) by reason of the fact that such person is or was a Director, Officer, employee, or agent of the Association, against expenses (including attorneys' fees and appellate attorneys' fee), judgments, fines, and amounts paid in settlement actually and reasonably incurred by him or her in connection with such action, suit, or proceeding, provided such person acted in good faith and in a manner reasonably believed by him or her to be in, or at least not opposed to, the best interest of the Association and with respect to any criminal action or proceeding, such persona had no reasonable cause to believe his or her conduct was unlawful; except, no indemnification shall be made in respect of any claim, issue, or matter as to which such person shall have been adjudged to be liable because of gross negligence or willful misfeasance or malfeasance in the performance of his or her duties to the Association, unless and only to the extent that the court in which such action or suit was brought shall determine, upon application, that despite the adjudication of liability, but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such court shall deem proper. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he or she reasonably believed to be in, or at least not opposed to, the best interest of the Association and, with respect to any criminal action or proceeding, such person had no reasonable cause to believe that his or her conduct was unlawful.

- 12.2 Expenses. To the extent that a Director, Officer, employee, or agent of the Association has been successful on the merits or otherwise in defense of any action, suit, or proceeding referred to in Paragraph 12.1 hereof, or in defense of any claim, issue, or matter therein, such person shall be indemnified against expenses (including attorneys' fees and appellate attorney's fees) actually and reasonably incurred by him or herein connected therewith.
- 12.3 Approval. Any indemnification under Paragraph 12.1 hereof (unless ordered by a court) shall be made by the Association only as authorized in the specific case upon a determination that indemnification of the Director, Officer, employee, or agent is proper in the circumstances because such person has met the applicable standard of conduct set forth in such paragraph 12.1 hereof. Such determination shall be made (a) by the Board of Directors by a majority vote of a quorum consisting of directors who are not parties to such action, suit, or proceeding, or (b) if such quorum is not obtainable, or, even if obtainable, a quorum of disinterested Directors so directs, by independent legal counsel in a written opinion, or © by a majority of the members of the Association.

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- 12.4 Advances. Expenses incurred in defending a civil or criminal action, suit, or proceeding may be paid by the Association in advance of the final disposition of such action, suit, or proceeding as authorized by the Board of Directors in the specific case upon receipt of an undertaking by or on behalf of the Director, Officer, employee, or agent to repay such amount unless it shall ultimately be determined that such person is entitled to indemnification by the Association as authorized in this Article.
- 12.5 <u>Miscellaneous</u>. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which such person seeking indemnification may be entitled under any By-Law, agreement, vote of the members of the Association, or otherwise, both as to action in his or her official capacity while holding such office, as well as continuing to such a person after he or she has ceased to be a Director, Officer, employee, or agent. Such indemnification shall inure to the benefit of the heirs, personal representatives, and administrators of such person.
- 12.6 <u>Insurance</u>. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director, Officer, employee, or agent of the Association, or is or was serving at the request of the Association as a Director, Officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise against any liability asserted against or arising out of his or her status as such, whether or not the Association would have the power to indemnify such person against such liability under the provisions of this Article.

ARTICLE XIII AMENDMENTS

- 13.1 <u>Amendments While Developer Controls the Board of Directors</u>. At the time the Developer's designees constitute a majority of the Board of Directors, these Articles may be amended only by the majority vote of the Board of Directors.
- Directors. At any time the Developer's designees do not constitute a majority of the Board of Directors, amendments to these Articles of Incorporation may be proposed by the Board of Directors of the Association acting upon a vote of the majority of the Directors, or by members of the Association owning not less than one-third (1/3) of the Lots, whether meeting as members or by instrument in writing signed by them. Upon any Amendment or Amendments to the Articles of Incorporation being proposed by said Board of Directors, or members, such proposed Amendment or Amendments shall be transmitted to the President of the Association or, in the absence of the President, such other officer of the Association who shall thereupon call a special meeting of the members of the Association for a date not sooner than ten (10) days nor later than thirty

(30) days from the receipt by him or her of the proposed Amendment or Amendments, and it shall be the duty of the Secretary to give to each member written or printed notice of such special meeting, stating the time and place thereof, and reciting the proposed Amendment or Amendments in reasonably detailed form, which notice shall be mailed not less than ten (10) days nor more than thirty (30) days before the date set for such special meeting. If mailed, such notice shall be deemed to have been given when deposited in the United States mail addressed to the member at his post office address as it appears on the records of the Association, the postage thereon prepaid. Any member may waive such notice, by written waiver of notice. And, when such waiver of notice is filed in the records of the Association (whether before or after the holding of the meeting), it shall be deemed equivalent to the giving of such notice to such member. At such meeting, the Amendment or Amendments proposed must be approved by an affirmative vote of at least a two-thirds (2/3) vote of the members of the Association entitled to vote thereon in order for such Amendment or Amendments of the Articles of Incorporation to be transcribed and certified by the President and Secretary of the Association as having been duly adopted and the original or an executed copy of such Amendment or Amendments to certified and executed with the same formalities as a deed shall be filed with the Secretary of State of Florida within twenty (20) days from the date on which the same became effective, such Amendment or Amendments to refer specifically to the recorded data identifying the Declaration. Thereafter, a copy of said Amendment or Amendments shall be mailed or delivered to all of the members of the Association, but mailing or delivering a copy thereof shall not be a condition precedent to the effectiveness of such Amendment or Amendments. At any meeting held to consider such Amendment or Amendments, the written vote of any member of the Association shall be recognized if such member is not in attendance at such meeting or represented there at by proxy, provided such written vote is delivered to the Secretary of the Association at or prior to such meeting.

ARTICLE XIV ASSOCIATION ASSETS

- 14.1 The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance to such member's Lot. The funds and assets of the Association shall belong solely to the Association subject to the limitation that the same be expended, held, or used for the benefit of the membership and for the purposes authorized herein, in the Declaration, and in the By-Laws of this Association.
- 14.2 In the event of a permanent dissolution of the Association, the Owners may establish a successor nonprofit organization for the purpose of holding title to the Association assets and carrying out the duties and responsibilities of the

Association hereunder. In the event no such organization is formed, then the assets shall be dedicated to Indian River County, Florida, or other appropriate governmental entity. However, in no event shall Indian River County, Florida (or any other governmental entity as may be applicable) be obligated to accept any dedication offered to it by the Association or the Owners pursuant to this Section, but Indian River County, Florida, may accept such a dedication and any such acceptance must be made by formal resolution of the then empowered County Commission of Indian River County, Florida.

14.3 In the event of termination, dissolution, or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or 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.

ARTICLE XV TRANSACTION IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

- of its Directors or Officers, or between the Association and one or more of its Directors or Officers, or between the Association and any other corporation, partnership, association, or other organization in which one or more of its Directors or Officers are directors or officers, or have a financial interest, shall be invalid, void, or voidable solely for this reason, or solely because the Director or Officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction, or solely because his or her or their votes are counted for such purpose. No Director of Officer of the Association shall incur liability by reason of the fact he or she is or may be interested in any such contract or transaction.
- 15.2 The Association shall be free to contract with the Developer, its directors and officers, and any other corporation in which any of them are interested.
- 15.3 Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized such a contract or transaction.

ARTICLE XVI INITIAL REGISTERED OFFICE ADDRESS AND NAME OF REGISTERED AGENT

16.1 The street address of the initial registered office of the Association is

2225 Sea Turtle Lane, Vero Beach, Florida 32963, and the initial registered agent of the Association at that address is J. H. Brady, Jr.

ARTICLE XVII DUTIES AND POWERS RELATED TO SURFACE WATER AND STORMWATER MANAGEMENT SYSTEMS FOR THE PROPERTY

- 17.1 The Association shall operate, maintain, and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit requirements and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein.
- 17.2 The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.
- 17.3 Association assessments shall be used for the maintenance and repair of the surface water or stormwater management systems, including, but not limited to work within retention areas, drainage structures and drainage easements.

IN WITNESS WHEREOF, t	he Incorporators have affixed	l their signatures
this /sr day of FERRUARY, 1999.	F	·
Jany Vaa	1 H Brake	
Printed Name Downy Harden	J. H. Brady, Jr.	
Printed Name Arthur J. White		<u></u>
2 ~1/ (and a	-
Jan Xlad	Jamas ()	are SR.
Printed Name Bouny	Timothy J. pare, Sr	
Printed Name Arthu. J. white	e de la companya de La companya de la co	- -
(- 11 (, - /
Dan Xao	Adenu//h	Mrs/
Printed Name Boung Harde	Susan Lynn Dare	
Printed Named Act Tolashifa	*** / San	

Printed Name Banky Hands

Printed Name Action 5 White

Jeff Falcetta

STATE OF FLORIDA COUNTY OF INDIAN RIVER

Before me, the undersigned authority, personally appeared J. H. BRADY, JR., to me known and known to me to be the individual described in, and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal in the aforesaid County and State, this 151 day of FEBRUARY, 1999.



OFFICIAL SEAL Linda L. Part CC# 748478 y Comm. Expires June 4, 2002

Notary Public

My Commission Expires: 6/4/02

STATE OF FLORIDA COUNTY OF INDIAN RIVER

Before me, the undersigned authority, personally appeared TIMOTHY J. DARE, SR., to me known and known to me to be the individual described in, and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal in the aforesaid County and State, this _/St_ day of FEBRUARY, 1999.

(Notary Seal

OFFICIAL SEAL Linda L. Parr CC# 748478 ty Comm. Expires June 4, 2002

Notary Public

My Commission Expires: 6/4/03

STATE OF FLORIDA COUNTY OF INDIAN RIVER

Before me, the undersigned authority, personally appeared SUSAN LYNN DARE, to me known and known to me to be the individual described in, and who executed the foregoing Articles of Incorporation, and she acknowledged before me that she executed the same for the purposes therein expressed.



OFFICIAL SEAL Linda L. Parr CC# 748478 Comm. Bodies June 4, 2002

Notary Public

My Commission Expires: 4/4/02

STATE OF FLORIDA COUNTY OF INDIAN RIVER

Before me, the undersigned authority, personally appeared JEFF FALCETTA, to me know and known to me to be the individual described in, and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed the same for purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal in the aforesaid County and State, this _/ S day of FEBRUAR, , 1999.

(Notary Name of the Notary Manual of the Notary Man

OFFICIAL SEAL Linda L. Parr CC# 748478 VCOTTO, Profess lang 4 2002

Notary Public

My Commission Expires:_

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

In pursuant of Chapter 607.0501, Florida Statutes, the following is submitted, in compliance with said Act:

First--That FALCETTA HOMEOWNERS ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at City of Vero Beach, County of Indian River , State of Florida , has named J. H. BRADY, JR. , located at 2225 Sea Turtle Lane, City of Vero Beach, County of Indian River, State of Florida, as its agent to accept service of process within this State.

ACKNOWLEDGMENT: (MUST BE SIGNED BY DESIGNATED AGENT)

Having been named to accept service of process for the above stated corporation, at place designated by this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.