

**Smith  
Smith  
&  
Parker**

ATTORNEYS AT LAW, P.A.

N990000003510

Michael S. Smith  
Stephen A. Smith, P.A.  
Gregory S. Parker  
Paul V. Smith  
G. Cline Moore

April 29, 1999

100002861801--4  
-05/04/99-01051-001  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

Corporate Records Bureau  
Division of Corporations  
Post Office Box 6327  
Tallahassee, Florida 32314

Re: SANDSPUR ESTATES HOMEOWNERS ASSOCIATION, INC.

Dear Sir or Madam:

Enclosed herewith for processing are the original and one copy of the proposed Articles of Incorporation for the above referenced corporation, together with a check in the amount of \$78.75 to cover the necessary charges.

If further information or monies are required, please contact our office. We would appreciate your returning to this firm a certified copy of the Articles of Incorporation.

Thank you for your assistance in this matter.

Sincerely,  
G. CLINE MOORE

By: Angel M. Turner  
Angel M. Turner

/amt  
Encls.

2589, 509, 2295, 524  
Michelle

GAVE  
AUTHORIZATION BY PHONE TO  
CORRECT Pg. 4 acceptance name not consistent  
DATE 6-8-99  
DOO. EXAM RV

411 N. Washington Street P.O. Drawer 579 Perry, Florida 32348

FILED  
99 JUN -7 AM 10:26  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

RV 6/8/99



FLORIDA DEPARTMENT OF STATE

Katherine Harris  
Secretary of State

May 5, 1999

**RECEIVED**  
MAY 10 1999

ANGEL M. TURNER, ESQ.  
SMITH SMITH & PARKER  
P.O. DRAWER 579  
PERRY, FL 32348

SMITH, SMITH & PARKER  
ATTORNEYS AT LAW, P.A.

SUBJECT: SANDSPUR ESTATES HOMEOWNERS ASSOCIATION, INC.  
Ref. Number: W99000010509

We have received your document for SANDSPUR ESTATES HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

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

The name of the entity must be identical throughout the document. ~~eggs~~

? Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors. *Bud Helm*

✓ PLEASE DESIGNATE ONE PERSON AS REGISTERED AGENT (SEE ARTICLE VI).

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: 299A00024428

**ARTICLES OF INCORPORATION  
OF  
SANDSPUR ESTATES HOMEOWNERS ASSOCIATION, INC.**

The undersigned subscriber to these Articles of Incorporation, a natural person, hereby forms a corporation under the laws of the State of Florida.

**ARTICLE I. NAME AND ADDRESS**

The name of the Corporation is **Sandspur Estates Homeowners Association, Inc.** its initial post office address of the principal place of business in the State of Florida is Route 4, Box 681, Perry, Florida 32347.

**ARTICLE II. STATEMENT OF CORPORATE NATURE**

This is a non-profit corporation organized solely for general non-profit purposes pursuant to the Florida Not For Profit Corporate Act.

**ARTICLE III. PURPOSE**

The specific and primary purposes for which this corporation is formed are to own and maintain a perpetual easement f or right-of-way for certain common areas and graded road in Taylor County, Florida described in and attached hereto and marked as Exhibit "A" and by reference made a part hereof and to insure those persons passing along said common areas and graded road.

**ARTICLE IV. DEDICATION OF ASSETS**

The property of this corporation is irrevocably dedicated to the purposes set forth in Article III, and no part of the net income or assets of this corporation shall inure to the benefit of any trustee, officer or member thereof, or to the benefit of any private individual whatsoever.

**ARTICLE V. MEMBERSHIP**

The corporation shall have a membership distinct from the board of trustees. Any person sui juris owning an interest in the real property situate in Taylor County, Florida that is within or contiguous to the real property that is within the common area or the right of way of the graded road described in the legal description attached hereto as Exhibit "A"(see above) (hereinafter referred to as 'acre' or 'acres').

Each of the acres described above shall exercise one vote, or approximate fractional vote, in the management of the affair of the corporation. Provided, always that the corporation in its Bylaws or Declaration shall be empowered to establish clauses of voting membership which, once established, shall not in any manner be affected by an amendments to these Articles of Incorporation. Provided always that when one or more than one person or entity is the owner of any Lot in the property described above, all such persons or entities shall be members, but they shall be entitled

collectively to only one vote per lot within their class of membership voting in the management of the affairs of the corporation which shall be exercised as they shall determine.

ARTICLE VI. LOCATION OF REGISTERED OFFICE  
AND NAME OF INTIAL REGISTERED AGENT

The street address of the initial registered office of this corporation is Route 4, Box 681, Perry, Florida 32347. The name of the initial registered agent is Walter D. Helm, Route 4 Box 681, Perry, Florida 32347.

ARTICLE VII. INITIAL TRUSTEE

There shall not be less than two trustees constituting the initial Board of Trustees.

The name and address of each person who is to serve as an initial director, manager, or trustee is:

Walter Helm, Route 4 Box 681, Perry, Florida 32347  
Judy Helm, Route 4 Box 681, Perry, Florida 32347  
Bud Helm, Route 4, Box 681, Perry, Florida 32347

ARTICLE VIII. MANAGEMENT OF CORPORATE AFFAIRS

A . BOARD OF TRUSTEES: The powers of this corporation shall be exercised, its properties controlled and its affairs conducted by a board of trustees. The number of trustees of the corporation shall be not less than two; provided, however, that such number may be changed by a by-law adopted by the members.

The trustees named in Article VII shall hold office until the first annual meeting of members, to be held on the first Monday in October at 7:30 P.M., at Route 4 Box 681, Perry, Florida 32347 at which time an election of trustees shall be held to determine who shall then serve until the time of the next annual meeting.

Trustees elected at the first annual meeting and all times thereafter shall serve for a term of one year until the next annual meeting of members following the election of trustees and until the qualification of the successors in office. Annual meetings shall be held at 7:30 P. M . or the second Monday in January of each year (except for the first annual meeting described above) at the principal office of the corporation, or at such other place or places as the Board of Trustees may designate from time to time by resolution.

B. CORPORATE OFFICERS: The Board of Trustees shall annually elect a President and a Secretary-Treasurer, and such officers as the bylaws of the corporation may authorize the trustees

B. CORPORATE OFFICERS: The Board of Trustees shall annually elect a President and a Secretary-Treasurer, and such officers as the bylaws of the corporation may authorize the trustees to elect from time to time. Such officers shall be initially elected at the organization meeting of the Board of Trustees. Until such election is held, the following persons shall serve as corporate officers:

Walter Helm, Route 4 Box 681, Perry, Florida 32347- President  
Judy Helm, Route 4 Box 681, Perry, Florida 32347- Secretary/Treasurer

C. PERMITTING: The Suwannee River Water Management District, may, as a limiting condition of any permit issued, require that the system be inspected at least once annually for the first three (3) years of operation and every third year thereafter to ascertain that the system is being operated and maintained in a manner consistent with the permit issued by the Suwannee River Water Management District. The inspector shall furnish the report to the Suwannee River Water Management District within thirty (30) days of the inspection.

#### ARTICLE IX. DISTRIBUTION OF ASSETS

Upon the dissolution or winding up of this corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities of the corporation, shall be distributed to Taylor County, Florida or to any public authority, utility, municipal corporation, or political subdivision of the State of Florida, or to any other entity which has established its tax exempt status under the Internal Revenue Code of 1954, as amended, or corresponding provisions of any subsequent Federal Tax Laws.

Before any assets of the corporation are distributed the dedication must be authorized by the Suwannee River Water Management District through modification of any permits or authorizations issued by the Suwannee River Water Management District .

Before the developer may relinquish control of the association he must provide at least thirty (30) days written notice to the Suwannee River Water Management District. The notice given to the Suwannee River Water Management District should state 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 what specific date the transfer will occur.

#### ARTICLE X. BYLAWS AND AMENDMENT OF ARTICLES

The bylaws will be adopted and may be amended by the Directors or members, consistent with these articles and the declaration. Amendments which directly or indirectly impact operation and maintenance of the surface water management works, and preservation or conservation areas, wetlands and wetland mitigation areas which are owned by the association of 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. Amendment to the articles or the

bylaws which does 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.

I, the undersigned, being the incorporator of this corporation, for the purpose of forming this non-profit corporation under the laws of the State of Florida have executed these Articles of Incorporation on 13 day of April 1999.

Walter D. Helm  
Walter D. Helm

Judy Helm  
Judy Helm

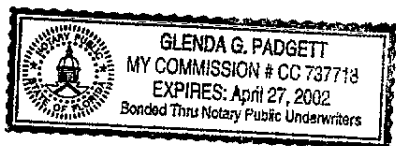
INCORPORATORS

STATE OF FLORIDA  
COUNTY OF TAYLOR

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments and administer oaths in the State and County aforesaid, personally appeared WALTER D. HELM AND JUDY HELM as incorporators, well known to me to be the person described in and who acknowledged before me that they executed and subscribed to the foregoing Articles of Incorporation in the aforesaid capacities.

WITNESS my aforesaid this and official in the County and State aforesaid, this 13 day of April, 1999.

(Seal)



Glenda G. Padgett  
Notary Public

ACCEPTANCE OF SERVICE

HAVING BEEN NAMED to accept service of process for Sandspur Estates, Inc. at the place designated above, I hereby accept to act in this capacity and agree to comply with the provisions of Chapter 48.091 of the Florida Statutes.

Walter D. Helm  
Walter D. Helm

Judy Helm  
Judy Helm

STATE OF FLORIDA  
COUNTY OF TAYLOR

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments and administer oaths in the State and County aforesaid, personally appeared WALTER HELM AND JUDY HELM, well known to me to be the person described in and who acknowledged before me that they executed the foregoing Acceptance of Service.

WITNESS my hand and, official seal in the County and State last aforesaid, this day 13 of April, 1999.

(Seal)



Glenda S. Padgett  
Notary Public

DESCRIPTION: PARCEL A  
BEGINNING AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH,  
RANGE 7 EAST AND RUN N 88° 34' 21" E. ALONG FORTY LINE, 664.43 FEET; THENCE RUN  
N 00° 00' 14" W, 336.59 FEET; THENCE RUN S 88° 00' 10" W, 664.62 FEET TO THE WEST  
FORTY LINE OF THE NW 1/4 OF NE 1/4; THENCE RUN S 00° 00' 14" E. ALONG SAID FORTY LINE,  
329.98 FEET TO THE POINT OF BEGINNING, SUBJECT TO A 30 FOOT EASEMENT ALONG THE  
EAST BOUNDARY. SAID PARCEL CONTAINS 5.08 ACRES.

PARCEL B  
COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH,  
RANGE 7 EAST AND RUN N 00° 00' 14" W. ALONG FORTY LINE, 329.98 FEET TO THE POINT  
OF BEGINNING; THENCE FROM SAID POB RUN N 88° 00' 10" E, 664.62 FEET; THENCE RUN  
N 00° 00' 14" W, 327.90 FEET; THENCE RUN S 88° 00' 10" W, 664.62 FEET TO THE WEST  
FORTY LINE OF THE NW 1/4 OF NE 1/4; THENCE RUN S 00° 00' 14" E. ALONG SAID FORTY LINE,  
327.90 FEET TO THE POINT OF BEGINNING, SUBJECT TO A 30 FOOT EASEMENT ALONG THE  
EAST BOUNDARY. SAID PARCEL CONTAINS 5.00 ACRES.

PARCEL C  
COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH,  
RANGE 7 EAST AND RUN N 00° 00' 14" W. ALONG FORTY LINE, 657.88 FEET TO THE POINT  
OF BEGINNING; THENCE FROM SAID POB RUN N 88° 00' 10" E, 664.62 FEET; THENCE RUN  
N 00° 00' 14" W, 327.90 FEET; THENCE RUN S 88° 00' 10" W, 664.62 FEET TO THE WEST  
FORTY LINE OF THE NW 1/4 OF NE 1/4; THENCE RUN S 00° 00' 14" E. ALONG SAID FORTY LINE,  
327.90 FEET TO THE POINT OF BEGINNING, SUBJECT TO A 30 FOOT EASEMENT ALONG THE  
EAST BOUNDARY. SAID PARCEL CONTAINS 5.00 ACRES.

PARCEL D  
COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH,  
RANGE 7 EAST AND RUN N 00° 00' 14" W. ALONG FORTY LINE, 985.78 FEET TO THE POINT  
OF BEGINNING; THENCE FROM SAID POB RUN N 88° 00' 10" E, 664.62 FEET; THENCE RUN  
N 00° 00' 14" W, 327.90 FEET; THENCE RUN S 88° 00' 10" W, 664.62 FEET TO THE WEST  
FORTY LINE OF THE NW 1/4 OF NE 1/4; THENCE RUN S 00° 00' 14" E. ALONG SAID FORTY LINE,  
327.90 FEET TO THE POINT OF BEGINNING, SUBJECT TO A 30 FOOT EASEMENT ALONG THE  
EAST BOUNDARY. SAID PARCEL CONTAINS 5.00 ACRES.

DESCRIPTION: PARCEL E  
COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH,  
RANGE 7 EAST AND RUN N 88° 34' 21" E. ALONG FORTY LINE, 664.43 FEET; THENCE RUN N 00°  
00' 14" W, 985.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 00' 14" W,  
327.90 FEET TO THE NORTH FORTY LINE OF THE NW 1/4 OF NE 1/4; THENCE RUN N 88° 00' 10" E,  
665.85 FEET TO THE EAST FORTY LINE OF THE NW 1/4 OF NE 1/4; THENCE RUN S 00° 08' 23" E,  
ALONG SAID FORTY LINE, 325.53 FEET; THENCE RUN S 87° 52' 03" W, 668.66 FEET TO THE  
POINT OF BEGINNING, SUBJECT TO A 30 FOOT EASEMENT ALONG THE WEST BOUNDARY. SAID  
PARCEL CONTAINS 5.00 ACRES.

DESCRIPTION: PARCEL F  
COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH,  
RANGE 7 EAST AND RUN N 88° 34' 21" E. ALONG FORTY LINE, 664.43 FEET; THENCE RUN N 00°  
00' 14" W, 657.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 00' 14" W,  
327.90 FEET; THENCE RUN N 87° 39' 59" E, 667.54 FEET TO THE EAST FORTY LINE OF THE  
NW 1/4 OF NE 1/4; THENCE RUN S 00° 08' 23" E. ALONG SAID FORTY LINE, 324.78 FEET;  
THENCE RUN S 87° 24' 04" W, 668.44 FEET TO THE POINT OF BEGINNING, SUBJECT TO A 30  
FOOT EASEMENT ALONG THE WEST BOUNDARY. SAID PARCEL CONTAINS 5.00 ACRES.

DESCRIPTION: PARCEL G  
COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH,  
RANGE 7 EAST AND RUN N 88° 34' 21" E. ALONG FORTY LINE, 664.43 FEET; THENCE RUN N 00°  
00' 14" W, 336.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 00' 14" W,  
327.90 FEET; THENCE RUN N 87° 39' 59" E, 667.54 FEET TO THE EAST FORTY LINE OF THE  
NW 1/4 OF NE 1/4; THENCE RUN S 00° 08' 23" E. ALONG SAID FORTY LINE, 324.78 FEET;  
THENCE RUN S 87° 24' 04" W, 668.44 FEET TO THE POINT OF BEGINNING, SUBJECT TO A 30  
FOOT EASEMENT ALONG THE WEST BOUNDARY. SAID PARCEL CONTAINS 5.00 ACRES.

DESCRIPTION: PARCEL H  
COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH,  
RANGE 7 EAST AND RUN N 88° 34' 21" E. ALONG FORTY LINE, 664.43 FEET TO THE POINT OF  
BEGINNING; THENCE RUN N 00° 00' 14" W, 336.59 FEET; THENCE RUN N 87° 24' 04" E, 668.44  
FEET TO THE EAST FORTY LINE OF THE NW 1/4 OF NE 1/4; THENCE RUN S 00° 00' 14" E. ALONG  
SAID FORTY LINE, 668.79 FEET TO THE SOUTH FORTY LINE OF THE NW 1/4 OF NE 1/4; THENCE  
RUN S 88° 34' 21" W, ALONG SAID FORTY LINE, 668.79 FEET TO THE POINT OF BEGINNING,  
SUBJECT TO A 30 FOOT EASEMENT ALONG THE WEST BOUNDARY. SAID PARCEL CONTAINS 5.27 ACRES.

EXHIBIT

A