

Division of Corporations

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FLORIDA NON-PROFIT CORPORATION

Sunrise Acres Property Owners Association of Wakulla County, INC.

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ARTICLES OF INCORPORATION  
OF  
SUNRISE ACRES PROPERTY OWNERS ASSOCIATION OF WAKULLA COUNTY, INC.

The undersigned subscribers to these Articles of Incorporation, each a natural person competent to contract, hereby associate themselves together to form a corporation not for profit under Chapter 617 of the laws of the State of Florida.

ARTICLE I.

NAME

The name of this corporation is SUNRISE ACRES PROPERTY OWNERS ASSOCIATION OF WAKULLA COUNTY, INC.

ARTICLE II

PURPOSES

The corporation is organized as a non-profit corporation under Chapter 617, Florida Statutes, for the following purposes:

a. To obtain, receive, hold title to, convey, assign, manage, maintain, operate and care for real and personal property, including but without limitation, all easements, roads, parks, lakes, ditches, canals, retention or detention areas, drainage and other surface water management works, preservation or conservation areas, wetlands and wetland mitigation areas, and other common areas, which are owned by this Corporation, or the owners in common.

b. To facilitate transactions and communications among persons owning property in the development known as SUNRISE ACRES, a subdivision in Wakulla County, Florida.

c. To fix and make assessments against persons and entities owning property in SUNRISE ACRES, and collect these assessments, together with necessary court costs and reasonable attorney fees, by any lawful means.

d. To maintain, repair, replace, operate, and care for real and personal property, including but without limitation, all lakes, ditches, canals, retention or detention areas, drainage, other surfacewater management works.

e. To do and perform anything required by these articles, the bylaws, or the declaration of covenants and restrictions to be done by the owner, but if not done by the owner in a timely manner, at the expense of Owner.

f. To do and perform any obligations imposed upon the

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association by the declaration of covenants and restrictions 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 bylaws and the declaration.

g. To exercise all of the powers enumerated in Chapter 617, Florida Statutes, as it now exists or is subsequently amended or superseded, and to do and perform such acts and to have such powers as shall be desirable and necessary in furtherance of any of the powers hereinabove enumerated which are not in derogation of the laws of the State of Florida.

h. This Corporation is organized exclusively for public purposes as a not-for-profit corporation within the meaning of Section 501 (c) (3) of the Internal Revenue Code, and its activities shall be conducted for such purposes in such a manner that no part of its net earnings shall inure to the benefit of any member, director, officer or individual. In addition, the Corporation shall be authorized to exercise the powers permitted non-profit corporation in exercising any one or which it has been organized as described in Section 501 (c) (3) or any amendments or additions thereto.

#### ARTICLE III.

##### MEMBERSHIP

Every person or entity who is, from time to time, the record owner of property within SUNRISE ACRES shall be a member of this Corporation. Membership will be appurtenant to, and may not be separated from the ownership. The initial members of this Corporation shall consist of the incorporator identified in Article V hereof.

#### ARTICLE IV.

##### TERM

The term of this corporation shall be perpetual.

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ARTICLE V.

INCORPORATOR

The name and residence of the incorporator of this Corporation is:

<u>NAME</u>	<u>ADDRESS</u>
The Richard H. Evans and Victoria M. Evans Revocable Living Trust dated October 27, 1990	9201 Garrett Hwy Oakland, MD 21550

ARTICLE VI.

DIRECTORS AND OFFICERS

SECTION ONE: The property, affairs, business and operation of the Corporation shall be managed in accordance with the provisions of the By-laws by the Board of Directors, which shall be elected annually by the members as provided in the By-Laws of the Corporation. The Board shall carry out the purposes of the Corporation in compliance with the Articles of Incorporation and By-Laws of the Corporation.

SECTION TWO: The officers of the Corporation shall consist of a President, Secretary and Treasurer, who shall be members of the Board of Directors. The officers shall be appointed yearly in the manner provided by the By-laws.

ARTICLE VII

INITIAL DIRECTORS

The initial officers and directors of the Corporation are three (3) in number and are as follows:

<u>NAME</u>	<u>ADDRESS</u>	<u>TITLE</u>
Richard H. Evans	9201 Garrett Hwy. Oakland, MD 21550	President
Victoria M. Evans	9201 Garrett Hwy. Oakland, MD 21550	Treasurer
Duane M. Evans	40 Hunters Trace Crawfordville, FL 32327	Secretary

## ARTICLE VIII

REGISTERED OFFICE AND AGENT

The initial registered office of the corporation shall be at 40 Hunters Trace, Crawfordville, Florida 32327. The initial registered agent of the corporation shall be Duane M. Evans, whose mailing and physical address is 40 Hunters Trace, Crawfordville, Florida 32327.

## ARTICLE IX

INITIAL CONTROL BE DEVELOPER

Notwithstanding the other provisions contained in these Articles to the contrary, The Richard H. Evans and Victoria M. Evans Revocable Living Trust dated October 27, 1990, or its successor in interest ("Developer") shall have exclusive control over this Corporation until the Developer relinquishes that right or ceases to be the owner of any land in SUNRISE ACRES, whichever occurs first.

## ARTICLE X


BY-LAWS

The Board of Directors shall adopt By-laws for this Corporation and may from time to time modify, alter, amend or rescind the same by a majority vote of the members of the Board of Directors present at any regular or special meeting.

## ARTICLE XI

CERTIFICATION

We, the undersigned subscribers to these Articles of Incorporation, each a natural person competent to contract, hereby associate ourselves together to form a Corporation not-for-profit under the laws of the State of Florida, and to make and file this certificate hereby declaring and certifying that the facts set forth herein are true, and have accordingly set our hands and seals at Madison, Florida, this 20<sup>th</sup> day of August, 1997.

  
RICHARD H. EVANS

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STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County named above to take acknowledgments, personally appeared RICHARD H. EVANS, to me known to be the person described as the incorporator in, and who executed the foregoing Articles of Incorporation, and acknowledged before me that he subscribed to these Articles of Incorporation.

WITNESS my hand official seal in the County and State named above this 20~~th~~ day of August A. D. 1999.

Amelia Ornell  
Notary Public

My Commission Expires:

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

IN COMPLIANCE WITH FLA. STAT. 48.091, THE FOLLOWING IS SUBMITTED:

FIRST-- SUNRISE ACRES PROPERTY OWNERS ASSOCIATION OF WAKULLA COUNTY, INC., TO ORGANIZE OR QUALIFY UNDER THE LAWS OF FLORIDA, WITH ITS PRINCIPAL PLACE OF BUSINESS AT 40 HUNTERS TRACE, CRAWFORDVILLE, FLORIDA 32327, STATE OF FLORIDA, HAS NAMED DUANE M. EVANS, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

Richard H. Evans  
RICHARD H. EVANS

Dated: August 20, 1999

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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.

  
DUANE M. EVANS

Resident Agent

Dated: 8 12, 1999

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