

**CORPORATE  
ACCESS,  
INC.**

1116-D Thomasville Road . Mount Vernon Square . Tallahassee, Florida 32303

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1.) Creekwood Homeowners Association of  
(CORPORATE NAME & DOCUMENT #)

2.) Melbourne, Inc.  
(CORPORATE NAME & DOCUMENT #)

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ARTICLES OF INCORPORATION  
OF

CREEKWOOD HOMEOWNERS ASSOCIATION OF MELBOURND, INC.

Pursuant to the provisions of Chapter 617, Florida Statutes, we, the undersigned natural persons competent to contract, acting as incorporators of a corporation not-for-profit, hereby adopt the following Articles of Incorporation:

ARTICLE I

NAME

The name of the corporation is the CREEKWOOD HOMEOWNERS ASSOCIATION OF MELBOURNE, INC., hereinafter referred to as the "Association".

ARTICLE II

PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office and mailing address of the Association is 2072 Meadowlane Avenue, Melbourne, Florida 32904.

ARTICLE III

REGISTERED AGENT

THOMAS S. RECICAR, whose address is 986 Douglas Avenue, Altamonte Springs, Florida 32714, is hereby appointed the initial registered agent of this Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance and preservation of

the Common Open Spaces, and the architectural control of the residence Lots (all as defined in the Declaration referred to hereinafter) within that certain tract of property known as CREEKWOOD, and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association, and in furtherance of these purposes, to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration hereinafter and above called the "Declaration", applicable to the property and recorded or to be recorded in the office of the Clerk of the Circuit Court of Brevard County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment of, by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease,

transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) dedicate, sell or transfer all or any part of the Common Open Space to any Public Agency or authority or utility for such purposes and subject to such conditions as may be provided in the Declaration;

(e) participate in mergers and consolidation with other non-profit corporations organized for the same purposes or annex additional residential property and Common Open Space, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(f) 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 No. 40-009-0557-ERP requirements and applicable District rules, and shall assist in the enforcement of the Declaration of the restrictions and covenants which relate to the surface water or stormwater management system.

(g) 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. The 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.

(h) have and to exercise any and all powers, rights and privileges which a corporation organized under Chapter 617, Florida Statutes, by law may now or hereafter have and exercise.

#### ARTICLE V

##### MEMBERSHIP

Each Lot which is subject by covenants of record to assessment by the Association shall have appurtenant thereto a membership in the Association, which membership shall be held by the person or entity, or in common by the persons or entities, owning such unit, except that no person or entity holding an interest or title to a unit as security for performance of an obligation shall acquire the membership appurtenant to such Lot by virtue of such interest or title. In no event may any membership be severed from the Lot to which it is appurtenant.

#### ARTICLE VI

##### VOTING RIGHTS

The Association shall have two (2) classes of voting membership:

Class A: Class "A" members shall be all Owners with the exception of the Developer and shall be entitled to one vote for each Undeveloped Lot or Home owned. When more than one person holds an interest in any Undeveloped Lot or Home, all such persons

shall be members. The vote for such Undeveloped Lot or Home 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": Class "B" member(s) shall be the Developer (as defined in the Declaration) and shall be entitled to eight (8) votes for each Undeveloped Lot or Home owned. The Class "B" membership shall cease and be converted to Class "A" membership on the happening of any of the following events, whichever occurs earlier:

(a) Three (3) months after ninety percent (90%) of the parcels in the Creekwood Subdivision have been conveyed to Class "A" members; or

(b) Such other percentage of the Lots has been conveyed to members, or such other date or event has occurred as is set forth in the governing documents in order to comply with the requirements of a governmentally chartered entity with regard to the mortgage financing of Lots; or

(c) At such time as the Class "B" Member voluntarily relinquishes its right to vote as a Class "B" Member.

As long as the Developer holds for sale in the ordinary course of business at least five percent (5%) of the Lots within Creekwood Subdivision, the Developer is entitled to elect at least one (1) member of the Board of Directors of the Creekwood Homeowners Association.

## ARTICLE VII

### BOARD OF DIRECTORS

The affairs and property of this corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than nine (9) persons. The first Board of Directors shall have three (3) members, and in the future the number will be determined from time to time in accordance with the provisions of the By-Laws of the corporation. The number of Directors on the Board of Directors shall always be an odd number.

The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
C. RALPH COCHRAN	2072 Meadowlane Avenue Melbourne, Florida 32904
THOMAS S. RECICAR	986 Douglas Avenue, Suite 100 Altamonte Springs, Florida 32714
KRISTINE L. RECICAR	986 Douglas Avenue, Suite 100 Altamonte Springs, Florida 32714

At the first annual meeting following the cessation of the Class B membership, the Members shall elect one (1) director for a term of one (1) year, one (1) director for a term of two (2) years, and one (1) director for a term of three (3) years. The Candidate receiving the largest number of votes shall serve as a director for three (3) years; the candidate receiving the second largest vote shall serve as a director for two (2) years; and the candidate receiving the third largest vote shall serve as a director for one

(1) year. At each annual meeting thereafter, the members shall elect the appropriate number of directors for a term of three (3) years.

#### ARTICLE VIII

##### OFFICERS

The officers of this Association shall be a President and a Vice President, who shall at all times be members of the Board of Directors; a Secretary, a Treasurer, and such officers as the Board may from time to time by resolution create. The election of officers shall take place at the first meeting of the Board of Directors which shall follow each annual meeting of members. The names of the officers who are to serve until the first election are:

PRESIDENT	C. RALPH COCHRAN
VICE PRESIDENT	KRISTINE L. RECICAR
SECRETARY	THOMAS S. RECICAR
TREASURER	THOMAS S. RECICAR

#### ARTICLE IX

##### INDEMNIFICATION OF OFFICERS AND DIRECTORS

A. The Association hereby indemnifies any Director or Officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

1. Whether civil, criminal, administrative, or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability



or penalty on such person for an act alleged to have been committed by such person in his capacity of Director or officer of the Association, or in his capacity as Director, officer, employee or agent of any other corporation, partnership, joint venture, or other enterprise which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he had reasonable grounds for belief that such action was unlawful.

2. By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a Director or officer of the Association, or by reason of his being or having been a Director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the

reasonable expenses, including solely for this reason, or solely because the Director or officer is present at or participates in the meeting of the Board of committee thereof which authorized the contract or transaction, or solely because his or their votes are counted for such purpose. No Director or officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

B. 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 the contract or transaction.

#### ARTICLE X

##### BY-LAWS

By-Laws shall be initially adopted by the Board of Directors after which these By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy.

#### ARTICLE XI

##### AMENDMENTS

Proposals for the alteration, amendment or recision of these Articles of Incorporation may be made by any member of the Board of Directors or twenty-five percent (25%) of the voting members. Amendment of these Articles of Incorporation shall require the assent of not less than sixty-seven percent (67%) of the total number of votes in each class membership.

## ARTICLE XII

### DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by the holders of not less than two-thirds (2/3) of the total number of votes in each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for the purposes similar to those for which this Association was created. In the event dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes. Any action under this Article is subject to the procedures and requirements of Florida Statute 617.05.

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 XIII

### DURATION

The corporation shall exist perpetually.

ARTICLE XIV

SUBSCRIBERS

The name and address of the subscriber is as follows:

NAME

ADDRESS

Thomas S. Recicar

986 Douglas Avenue  
Altamonte Springs, Florida 32714

ARTICLE XV

VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Veterans Administration when either of subject entities has an interest: (i) annexation of additional properties, (ii) mergers and consolidations, (iii) mortgaging or dedication of the Common Open Space, or (iv) dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the Incorporator of this Association, has executed these Articles of Incorporation this 11<sup>TH</sup> day of NOVEMBER 1996.

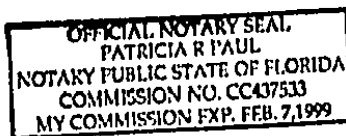
  
THOMAS S. RECICAR

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of November, 1996, by THOMAS S. RECICAR, who (check one) ☒ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit:

---

Patricia R. Paul  
Print Name: Patricia R. Paul  
Notary Public, State of Florida  
My Commission Expires: 2/7/99  
Commission Number: CC437533



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

Pursuant to Chapter 48.091, Florida Statutes, the following is  
submitted in compliance with said Act:

That, CREEKWOOD HOMEOWNERS ASSOCIATION /OF MELBOURNE, INC. desiring to  
organize under the laws of the State of Florida, with its principal  
offices at 2072 Meadowlane Avenue, Melbourne, Florida 32904, has  
named THOMAS S. RECICAR, whose office is located at 986 Douglas  
Avenue, Altamonte Springs, Florida 32714, as its agent to accept  
service of process within the State.

ACKNOWLEDGMENT

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 agree to comply with the  
provisions of all statutes relating to the proper and complete  
performance of my duties as Registered Agent.

  
THOMAS S. RECICAR

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DIVISION OF CORPORATIONS  
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