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T. BROWN



FLORIDA DEPARTMENT OF STATE
Division of Corporations

February 26, 2016

OAK HILL RANCH PROPERTY OWNERS' ASSOCIATION, INC.
113 W TURGOT AVE, APT 5
EDGEWATER, FL 32132 US

SUBJECT: OAK HILL RANCH PROPERTY OWNERS' ASSOCIATION, INC
Ref. Number: W16000014461

We have received your document for OAK HILL RANCH PROPERTY OWNERS' 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):

The effective date is not acceptable since it is not within five working days of the date of receipt.

Please return 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) 245-6052.

Teresa Brown
Regulatory Specialist II

Letter Number: 216A00004041

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
Oak Hill Ranch Property Owners' Association, Inc**

The undersigned subscriber to these Articles of Incorporation is a natural person competent to contract and hereby form a Not for Profit Corporation under Chapter 617 of the Florida Statutes.

ARTICLE 1-NAME

The name of the Corporation is Oak Hill Ranch Property Owners' Association, Inc., (hereinafter, "Association").

ARTICLE 2 - PURPOSE OF CORPORATION

The purposes for which the Association is organized is to engage as a property owners' association to preserve, protect, and maintain the property known as Oak Hill Ranch/Cape Atlantic Estates(north of Maytown Rd. and west of I-95) in Volusia County, Florida (hereinafter, "Property").

In order to carry out the foregoing purposes, the Association shall have the following powers without limitation of the general powers conferred by the laws of the State of Florida:

1. To take and hold by lease, gift, purchase, grant, devise, bequest or otherwise, any property, real or personal or mixed, or any interest therein, wherever situated either absolutely or jointly with any other person, organization or corporation.
2. To borrow money at such rates of interest as the Association may determine without regard to the restrictions of any usury laws.
3. In general, to have and exercise all powers necessary or convenient to effect any or all of the purposes for which the Association is formed and all of the powers conferred by the laws of the State of Florida upon corporations formed under the Not for Profit Corporation Law of the State of Florida, and to do any and all the aforementioned things throughout the world to the extent permitted thereunder, as principal for its own account and in its own name, as joint venturer or partner with others, as agent or attorney-in-fact, for and in the name of others, or in any other capacity whatsoever, and to the same extent in all respects as a natural person could do.

ARTICLE 3 - LIMITATIONS

This corporation shall have no capital stock, and no part of the net earnings of the corporation shall inure to the benefit of, or be distributable to its directors, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered, to make reimbursement for reasonable expenses incurred in its behalf and to make payments and distributions in furtherance of the purposes set forth in Article Two hereof.

ARTICLE 4 - TRANSACTIONS INVOLVING DIRECTORS

1. No contracts or other transactions between this corporation and any other corporation, and no act of this corporation shall in any way be affected or invalidated by the fact that any director of this corporation is pecuniarily, or otherwise interested in, or is a director or officer of such other corporation.
2. Any director, individually, or any firm of which any trustee may be a member, may be a party to, or may be pecuniarily, or otherwise interested in, any contracts or transactions of the corporation; provided, that the fact that such director or such firm is so interested shall be disclosed to or shall have been known by the Board of Directors or a majority thereof.

ARTICLE 5 - PRINCIPAL OFFICE

The address of the principal office of this Corporation is 113 W. Turgot Ave, Apt. 5, Edgewater, FL 32132 and the mailing address is PO Box 1432, Oak Hill, FL 32759.

ARTICLE 6 – MANNER OF ELECTION

The management of this corporation shall be vested in a Board of Directors. The number of directors and the method of selecting directors shall be fixed by the Bylaws of this corporation, providing that the initial directors shall be three (3) in number

ARTICLE 7 - DIRECTOR(S)

The Director(s) of the Corporation shall be:

WILLIAM FORD
MISTY MCCLOUD
JAMES ARCHER

whose addresses shall be the same as the principal address of the Corporation.

ARTICLE 8 - OFFICERS

The officers of the Corporation shall be:

President:	WILLIAM FORD
Vice-President	JAMES ARCHER
Secretary:	MISTY MCCLOUD
Treasurer:	MISTY MCCLOUD

whose addresses shall be the same as the principal address of the Corporation.

ARTICLE 9 – MEMBERS

The members of this Association shall consist of all owners of lots in the Property. Owners of such lots shall automatically become members upon acquisition of the fee simple title to their respective lots and application/acceptance to the Association.

The membership of any member in the Association shall automatically terminate upon conveyance or other divestment of title to such member's lot, except that nothing herein contained shall be construed as terminating the membership of any member who may own two or more lots so long as such member owns at least one lot.

The interest of a member in the funds and assets of the Association may not be assigned, hypothecated, or transferred in any manner, except as an appurtenance to the lot which is the basis of his or her membership in the Association.

The Secretary of the Association shall maintain a list of the members of the Association. Whenever any person or entity becomes entitled to membership in the Association, it shall become such party's duty and obligation to so inform the Secretary in writing, giving his name, address and lot number and providing a copy of the recorded deed instrument provided, however, that any notice given to or vote accepted from the prior owner of such lot before receipt of written notification of change of ownership shall be deemed to be properly given or received. The Secretary can (but shall not be required to) search the Public Records of Volusia County or make other inquiry to determine the status and correctness of the list of members of the Association maintained by him or her and shall be entitled to rely upon the Association's records until notified in writing of any change in ownership.

ARTICLE 10 - VOTING

Each lot in the Property shall be entitled to one vote in all Association matters submitted to the membership, and the owner of the lot shall be entitled to cast the vote in his or her discretion.

ARTICLE 11 - TERM OF EXISTENCE

This Corporation shall have perpetual existence.

ARTICLE 12 - INITIAL REGISTERED AGENT

The name and address of the registered agent of this Corporation is WILLIAM FORD, 113 W. Turgot Ave., Apt. 5, Edgewater, FL 32132.

ARTICLE 13 - INCORPORATOR

The name and street address of the incorporator of this Corporation is:

WILLIAM FORD
113 W. Turgot Ave
Apt. 5
Edgewater , FL 32132

ARTICLE 14 - EFFECTIVE DATE

These Articles of Incorporation shall be effective *21 March* 2016.

ARTICLE 15 – DISTRIBUTIONS UPON DISSOLUTION

In the event of the Dissolution of the Corporation, any and all assets of the Corporation remaining after payment of the Corporation's obligations shall be assigned to an organization the Board of Directors shall determine, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE 16 - AMENDMENT

The Corporation reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation, or in any amendment hereto, or to add any provision to these Articles of Incorporation or to any amendment hereto, in any manner now or hereafter prescribed or permitted by the provisions of any applicable statute of the State of Florida, and all rights conferred upon shareholders in these Articles of Incorporation or any amendment hereto are granted subject to this reservation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, acknowledged and filed the foregoing Articles of Incorporation under the laws of the State of Florida, this



Signature/Incorporator

03/21/2016

Date

Having been designated as the Registered Agent in the above and foregoing Articles of Incorporation, I am familiar with and accept the obligations of the position of Registered Agent under Section 607.0505, Florida Statutes.



Signature/Registered Agent

03/21/2016

Date