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OFFICIAL RECORDS

FLORIDA DEPARTMENT OF STATE  
George Firestone  
Secretary of State

D.W. McKinnon, Director  
Division of Corporations  
904/488-9636

Mrs. Nettie Sims, Chief  
Bureau of Corporate Records  
904/488-9383

November 21, 1983

John R. Forbes, Esq.  
720 Ocean St.  
Jacksonville, FL 32202

Dear Mr. Forbes:

The Articles of Incorporation for CROWN POINT CONDOMINIUM ASSOCIATION, INC. were filed on November 18, 1983, and assigned charter number 771317. Your check for \$38.00 covering the various fees has been received.

Enclosed is a certified copy of the articles.

Should you have any questions regarding this matter, please telephone (904) 488-9005, the Non-Profit Filing Section.

Sincerely,

  
D. W. McKinnon, Director  
Division of Corporations

DWM:rr

Division of Corporations • P.O. Box 6327 • Tallahassee, Florida 32301

WP-101  
3/81

# State of Florida

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Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of CROWN POINT CONDOMINIUM ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on November 18, 1983, as shown by the records of this office.

The charter number of this corporation is 771317.



CER-101

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
21st day of November, 1983.

George Firestone  
Secretary of State

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ARTICLES OF INCORPORATION  
OF

CROWN POINT CONDOMINIUM ASSOCIATION, INC..

(a corporation not for profit)

We, the undersigned, desiring to form a corporation not for profit under the provisor, of Chapter 617 of the Florida Statutes, do hereby agree to the following Articles of Incorporation:

ARTICLE I. NAME

The name of this corporation is CROWN POINT CONDOMINIUM ASSOCIATION, INC.  
(herein referred to as the "Association").

ARTICLE II. PURPOSE

The purpose of the Association shall be to administer the operation and management of CROWN POINT CONDOMINIUMS (herein referred to as the "Condominium"), to be established pursuant to Chapter 718, Florida Statutes, as amended (herein referred to as the "Florida Condominium Act"), on the real property in Duval County, Florida, described as:

A portion of Government Lot 3, Section 32, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows: For a Point of Reference commence at the intersection of the Southeasterly right-of-way line of State Road 13, with the Northeasterly right-of-way line of Crown Point Road, a 70' right-of-way as now established, from the Point of Reference thus described run S. 63° 02' 30" E., along the said Northeasterly right-of-way line of Crown Point Road, a distance of 901.87' to the point of a curve to the left, said curve being concave to the Northeast and having a radius of 919.93'; thence Southeasterly along and around said curve and along and around said Northeasterly right-of-way line of Crown Point Road, and arc distance of 440.38' to the Point of Tangency of said curve, said curve being subtended by a chord bearing and distance of S. 76° 30' 20" E., 436.18'; thence continue along said Northeasterly right-of-way line of Crown Point Road, N. 89° 31' 50" E., a distance of 29.34' to the Point of Beginning; From the Point of Beginning thus described continue along said Northeasterly right-of-way line of Crown Point Road, N. 89° 31' 50" E., a distance of 250.0'; thence N. 2° 54' 04" E., a distance of 143.34'; thence S. 89° 41' 40" W., a distance of 258.39'; thence S. 0° 28' 10" E., a distance of 143.83' to the Point of Beginning.

and to undertake and perform all acts and duties incident to the administration, operation and management of the Condominium in accordance with the terms, provisions, conditions, and authorizations contained herein and to be contained in the Declaration of Condominium to be recorded in the public records of Duval County, Florida submitting the above-described property to condominium ownership; and to own, operate, lease, sell, manage, and otherwise deal with such real and personal property as may be necessary or convenient in and for the administration of the Condominium. The Association shall be conducted as a non-profit organization.

ARTICLE III. POWERS

The Association shall have all of the powers and privileges:

- (1) Granted to a corporation not for profit under the laws of Florida.
- (2) All of the powers and duties set forth in the Florida Condominium Act.
- (3) All other powers reasonable, necessary or desirable to effectuate the purposes of the Association set out herein.
- (4) All powers and duties which may be contained in the proposed Declaration of Condominium.

ARTICLE IV. QUALIFICATION OF MEMBERS

The qualification of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as follows:

- (1) Members of the Association shall consist of all of the owners of the Units in the Condominium, and no other persons or entities shall be entitled to membership.
- (2) A person shall become a member by the acquisition of a fee ownership interest in a Unit in the Condominium. The membership of any person shall be automatically terminated upon his

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being divested of his title to or interest in the Unit. Transfer of membership shall be recognized by the Association upon its being provided with a certified copy of the recorded deed or other instrument conveying title to a Unit to the new member.

(3) No member can assign, hypothecate or transfer in any manner, except as an appurtenance to his Unit his membership, in the Association or his interest in the funds and assets of the Association.

(4) On all matters on which the membership shall be entitled to vote, there shall be only one vote for each Unit in the Condominium and the weight of that vote shall be the same as the percentage of the Common Elements appurtenant to that Unit. If a corporation is the owner of a Unit, such corporation shall designate, in writing, one person who must be an officer of said corporation to exercise the voting privilege of said corporation. A vote may be exercised or cast by the owner or owners of each Unit in such manner as may be provided in the By-Laws hereafter adopted by the Association; provided, however, until the Developer of the Condominium, has turned over control of the Association as provided for in the Declaration, shall have the sole and exclusive right to exercise the right to vote on all matters on which the membership shall be entitled to vote.

#### ARTICLE V. TERM OF EXISTENCE

This Association is to exist perpetually.

#### ARTICLE VI. OFFICERS

1. The officers of the Association shall be a President, a Vice President, a Secretary, a Treasurer, and such other officers as may be deemed desirable or necessary by the Board of Directors.

2. The persons who are to serve as officers of the Association until their successors are chosen are:

#### OFFICER

#### NAME

PRESIDENT

Larry K. Henson

SECRETARY/TREASURER

Richard T. Byrd

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3. The officers shall be elected by the Board of Directors at the Annual Meeting as provided in the By-Laws. Any vacancies in any office shall be filled by the Board of Directors at any meeting duly held.

ARTICLE VII. BOARD OF DIRECTORS

1. The business affairs of this Association shall be managed by the Board of Directors. This Association shall have three (3) directors initially. The number of directors may be increased or decreased from time to time as provided by the By-Laws but shall never be less than three (3).

2. Each director shall be a member of the Association; provided, however, that until the first meeting of the membership of the Association as provided in the By-Laws, directors need not be members of the Association.

3. Except as provided for herein, the Board of Directors shall be elected by the members of the Association from among the membership at the Annual Membership Meeting unless a vacancy or vacancies occur prior to that time, in which event the remaining directors may elect a member or members to fill the vacancy or vacancies for any unexpired term.

4. The names and addresses of the persons who are to serve as directors until their successors are chosen are:

Larry K. Henson.

11131 River Creek Drive, East  
Jacksonville, Florida 32217

Richard T. Byrd

59 Sailfish Drive  
Ponte Vedra Beach, Florida 32082

Robert M. Campoli

2760 Scott Mill Lane  
Jacksonville, Florida 32217

5. Until FLORIDA DIVERSIFIED DEVELOPMENT, INC., the Developer of the Condominium, has turned over control of the Association as provided for in the Declaration, Florida Diversified Development, Inc. shall have the sole, exclusive power to appoint and remove, without cause, the members of the Board of Directors.

ARTICLE VIII. BY-LAWS

1. The By-Laws of this Association shall be those as are attached to the Declaration.

2. The By-Laws may be amended, altered or rescinded upon a proposal of the Board of Directors and approved by an affirmative vote of at least 2/3 of the members of the Association present at a regular or special meeting of the members, the notice of which shall state that such proposal is to be voted upon at the meeting.

ARTICLE IX. AMENDMENTS

These Articles of Incorporation may be amended as follows:

1. Amendments shall be proposed by the Board of Directors of the Association.

2. Such proposed amendments shall become effective when approved by an affirmative vote of members owning at least 2/3 of the votes. The membership shall vote on the proposed amendments at any regular or specially called meeting for such purpose, the notice of which shall describe the amendment or amendments being proposed.

ARTICLE X. LOCATION

The location of this Association shall be at

or such other place or places as the Board of Directors may designate.

ARTICLE XI. NONPROFIT STATUS

No part of the net earnings of the Association shall inure to the benefit of any individual or member.

ARTICLE XII. INDEMNITY

Every director and every other officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney's fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason

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of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE XIII. RESIDENT AGENT

Until the further action of the Board of Directors, the address of the office of this corporation and the name of the Resident Agent thereat upon whom process may be served is as follows:

John H. Forkes, P.A.  
720 Ocean Street  
Jacksonville, Florida 32202  
(904)354-4773

ARTICLE XIX. SUBSCRIBERS

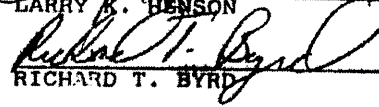
The names and addresses of the subscribers to these Articles are:

Larry K. Henson  
11131 River Creek Drive, E.  
Jacksonville, Florida 32217

Richard T. Byrd  
59 Sailfish Drive  
Ponte Vedra Beach, Florida 32082

IN WITNESS WHEREOF, the undersigned subscribing incorporators have hereunto set our hands and seals this 20<sup>th</sup> day of October, 1983, for the purpose of forming this corporation not-for-profit under the laws of the State of Florida.

  
LARRY K. HENSON (SEAL)

  
RICHARD T. BYRD (SEAL)

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STATE OF FLORIDA )  
COUNTY OF DUVAL )

BEFORE ME, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared

LARRY K. HENSON and RICHARD T. BYRD

to me known to be the persons described as subscribers in and who executed the foregoing Articles of Incorporation, and they acknowledged before me that they executed and subscribed to these Articles of Incorporation.

WITNESS my hand and official seal in the County and State named above this 20<sup>th</sup> day of October, 1983.

Alicia M. Hutton  
Notary Public, State of Florida  
at Large.

My Commission Expires: 9-18-84

ACCEPTANCE OF RESIDENT AGENT

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

First- That CROWN POINT CONDOMINIUM ASSOCIATION, INC., a non-profit organization, desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, at the City of Jacksonville, County of Duval and State of Florida, has named JOHN R. FORBES, located at 720 Ocean Street, Jacksonville, Florida, as its agent to accept service of process.

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

JOHN R. FORBES  
RESIDENT AGENT