

State of Florida



CIRCUIT COURT CLERK
J. K. "Buddy" Irby
PALM SHUVA COUNTY, FL
Date: 7/31/1996 14:39
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Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of MENTONE DEVELOPMENT OWNERS' ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on July 22, 1996, as shown by the records of this office.

The document number of this corporation is N96000003838.

↑ RETURN TO C 9 9

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capitol, this the Twenty-ninth day of July, 1996



CR2EO22 (2-95)

Sandra B. Northam
Sandra B. Northam
Secretary of State

SECRETARY OF STATE
DIVISION OF CORPORATIONS
JUL 22 PM 1:52

ARTICLES OF INCORPORATION OF MENTONE DEVELOPMENT OWNERS' ASSOCIATION, INC.

We, the undersigned, do hereby associate ourselves together for the purpose of forming a corporation not for profit under Chapter 617 of the Florida Statutes known as the Florida Not For Profit Corporation Act.

ARTICLE I NAME

The name of this Corporation shall be MENTONE DEVELOPMENT OWNERS' ASSOCIATION, INC.

ARTICLE II DURATION

This Corporation shall have perpetual existence commencing upon the filing of these Articles by the Department of State.

ARTICLE III PURPOSE

This Corporation is organized for the purpose of operating a homeowners' association for Mentone Cluster Development, a real estate development in Alachua County, Florida.

Additionally, the Corporation shall have those powers granted to it as a Corporation not for profit by the Florida Not For Profit Corporation Act.

ARTICLE IV MEMBERSHIP

All record owners of parcels (platted lots) in Mentone Cluster Development Phase I, and all other Phases of Mentone Cluster Development which may be developed as a part of the master plan of development for Mentone Cluster Development, shall be members of this Corporation during the time of ownership of such parcel. No stock certificates will be issued.

ARTICLE V
INITIAL DIRECTORS

All of the affairs of this Corporation shall be managed by a Board of Directors which shall consist of not less than three nor more than nine members. The Corporation shall initially have three Directors. The names and addresses of the initial Directors are as follows:

E. Travis York
4020 Southwest 78th Street
Gainesville, Florida 32608

Vermelle C. York
4020 Southwest 78th Street
Gainesville, Florida 32608

Travis York
4020 Southwest 78th Street
Gainesville, Florida 32608

The method of election of future Directors shall be as stated in the By-Laws of the Corporation.

ARTICLE VI

The address of the Corporation's initial principal office is 4020 Southwest 78th Street, Gainesville, Florida 32608.

The name of its initial registered agent and his address is James S. Quincey, 111 Southeast First Avenue, Gainesville, Florida 32601.

The names and addresses of each incorporator is as follows: Vermelle C. York and E. Travis York, 4020 Southwest 78th Street, Gainesville, Florida 32608.

**ARTICLE VII
BY-LAWS**

The By-Laws of this Corporation shall be adopted by the Board of Directors and may be altered, amended or rescinded at any regular or special meeting of either the Board of Directors or the membership by vote of a majority of the members present at such meeting.

**ARTICLE VIII
AMENDMENTS**

These Articles of Incorporation may be amended after a written proposal as to such amendment shall have been adopted by a two-thirds vote of the parcel owners at any regular or special meeting of the membership called for such purpose.

For so long as the Developer retains all of the voting rights in the Corporation mortgaging of the Corporation's assets, dissolution of the Corporation and amendments to these Articles of Incorporation shall require prior approval of the appropriate departments of the Federal Housing Administration and Veteran's Administration.

Notwithstanding anything to the contrary, the Developer of Mentone Cluster Development shall retain all voting rights in this Corporation until the first to occur of the following events: (1) sale of 75% of the parcels in all of Mentone Cluster Development, or (2) voluntary transfer of the voting rights to the members by the Developer.

**ARTICLE IX
STATUTORY PROVISIONS**

Notwithstanding any other provision of these Articles no member, trustee, officer, employee or representative of this Corporation shall take any action or carry on any activity by or on behalf of the Corporation not permitted to be taken or carried on by an organization pursuant to Sections 617.301 through 617.306, Florida Statutes, 1995, as the same may be hereafter amended.

**ARTICLE X
DISTRIBUTION ON DISSOLUTION**

In the event of dissolution of this Corporation the residual assets of the organization will be turned over to a public body or to one or more nonprofit organizations which themselves have similar purposes to the purpose of this Corporation.

June
May 27, 1996

SECRETARY OF STATE
DIVISION OF CORPORATIONS
96 JUL 22 PM 1:52

Vermelle C. York
VERMELLE C. YORK

E. Travis York
E. TRAVIS YORK

ACCEPTANCE OF RESIDENT AGENT

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.

James S. Quincey
JAMES S. QUINCEY