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TALLAHASSEE, FLORIDA

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BWC  
W05-34434

# PAUL & ELKIND, P.A.

ATTORNEYS AT LAW

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142 EAST NEW YORK AVENUE  
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SUITE 106  
DELTONA, FL 32725  
PHONE: 386-574-5634  
FACSIMILE: 386-574-5665

REPLY TO: Deland

July 14, 2005

Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

RE: Glenwood Reserve Homeowners Association, Inc.

Dear Sir/Madam:

Enclosed is an original and one copy of the Articles of Incorporation for Glenwood Reserve Homeowners Association, Inc., along with our firm's check in the amount of \$43.75. Please file the original Articles and return a certified copy to the undersigned.

Thank you for your attention to this request. If you have any questions, please call our office.

Very truly yours,

PAUL & ELKIND, P.A.

*Harlan Paul*  
Harlan L. Paul

Signed in the absence of Mr. Paul  
to avoid delay in mailing

HLP/lcb

Enclosures

cc: Glenwood Reserve Homeowners Association, Inc.





FLORIDA DEPARTMENT OF STATE  
Glenda E. Hood  
Secretary of State

July 19, 2005

PAUL & ELKIND, P.A.  
142 E. NEW YORK AVE.  
DELAND, FL 32724

SUBJECT: GLENWOOD RESERVE HOMEOWNERS ASSOCIATION, INC.  
Ref. Number: W05000034434

We have received your document for GLENWOOD RESERVE HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$43.75. However, the document has not been filed and is being retained in this office for the following:

There is a balance due of \$35.00.

If you have any further questions concerning your document, please call (850) 245-6840.

Bruce W Kitchens  
Document Specialist  
New Filings Section

Letter Number: 305A00047310

**ARTICLES OF INCORPORATION**  
**OF**  
**GLENWOOD RESERVE HOMEOWNERS ASSOCIATION, INC.**  
**A FLORIDA NONPROFIT CORPORATION**

**ARTICLE ONE**

**Name**

The name of the Corporation is GLENWOOD RESERVE HOMEOWNERS ASSOCIATION, INC.

**ARTICLE TWO**

**Principal Office and Address**

The address of the principal office of the corporation is 120 East Rich Avenue, Deland, Florida 32724, and the mailing address of the corporation is 120 East Rich Avenue, Deland, Florida 32724.

**ARTICLE THREE**

**Existence and Duration**

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

**ARTICLE FOUR**

**Purpose and Powers of the Association**

a. The Association shall 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. 4-127-96042-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system.

b. The Association shall 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.

05 JUN 08 PM 2:07  
STATE  
TALLAHASSEE, FLORIDA

c. 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 of Covenants, Conditions, and Restrictions hereinafter called the "Declarations" applicable to the property and recorded or to be recorded in the office of the Clerk, Volusia 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;

d. Fix, levy, collect and enforce payment 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;

e. 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;

f. Borrow money, and with the assent of two-thirds (2/3) of the members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

g. Dedicate, sell, or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the members, agreeing to such dedication, sale or transfer;

h. Have and exercise any and all powers, rights, and privileges that a corporation organized under the Florida Not for Profit Corporation Act of the State of Florida; by law may now or hereafter have or exercise.

## **ARTICLE FIVE**

### **Directors**

The method of election of the directors of the Corporation is set forth in the bylaws.


## **ARTICLE SIX**

### **Registered Office and Agent**

The initial registered office of the Corporation shall be located at 120 East Rich Avenue, Deland, Florida 32724. The initial registered agent of the Corporation at that address shall be William F. Marotte.

Having been named as registered agent and to accept service of process for the above-named limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Dated: July 13, 2005

  
William F. Marotte, as Agent

#### ARTICLE SEVEN

##### **Incorporator**

The name and residence address of the incorporator is:

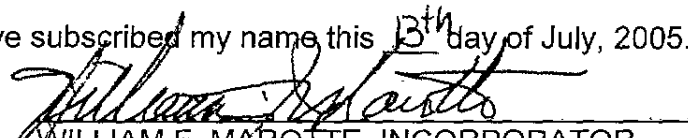
William F. Marotte, 3405 Timberlane Drive, Deland, Florida 32720

#### ARTICLE EIGHT

##### **Dissolution**

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.

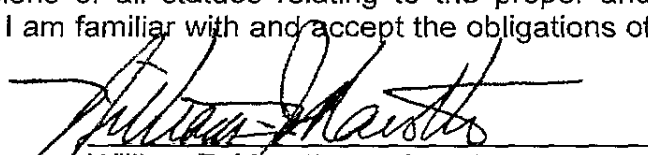
IN WITNESS WHEREOF, I have subscribed my name this 13<sup>th</sup> day of July, 2005.

  
WILLIAM F. MAROTTE, INCORPORATOR

#### ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above-named limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Dated: July 13, 2005

  
William F. Marotte, as Agent