

**ARTICLES OF INCORPORATION
OF
EASTSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC.
[A non-profit corporation]**

The undersigned, desiring to form a corporation not for profit under the laws of the State of Florida, hereby adopts the following Articles of Incorporation:

**ARTICLE I
NAME**

The name of the corporation is EASTSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC.

**ARTICLE II
TERM OF EXISTENCE**

The period of the duration of the corporation is perpetual, unless dissolved according to law.

**ARTICLE III
PURPOSE**

The purposes for which this corporation is organized are the following:

(A). To acquire title to certain real property in Columbia County, Florida to be used as private roads ["Road System"} recreational areas, facilities and other common areas "Common Areas"] serving a private real estate development known as "Eastside Village"

(B). To provide for the perpetual maintenance, repair and upkeep to the Road System and Common Areas for the benefit of the several property owners, from time to time, of Eastside Village.

(C). To provide such other services and common maintenance, care and upkeep of Eastside Village, or any part thereof, or any other real or personal property owned by the corporation, as may be from time to time determined by vote of a majority of the property owners for the benefit of Eastside Village

(D). To manage, maintain, operate and care for all lakes, ditches, canals, retention areas, drainage, or other surface water management works, including preservation and conservation areas, wetlands and wetland mitigation areas (the "Surface Water Management System"), which serve Eastside Village and constitute Common Areas (as defined in the Bylaws of the Association)

**ARTICLE IV
POWERS**

In carrying out its purposes, the corporation shall have all corporate powers now or hereafter provided by the laws of the State of Florida, including, but not limited to:

(A). The purchase, ownership, maintenance, control, sale, lease, mortgaging, encumbering or otherwise dealing with real and personal property of every type, kind and nature.

(B). The employment, direction and discharge of personnel necessary to carry out the purposes herein stated.

(C). To do any and all things necessary, incidental or desirable to accomplish and an all of the purposes and objectives for which the corporation is organized, either alone or in association with other corporations, firms or individuals and to carry any lawful activity necessary or incidental to the accomplishment of the purposes and objectives of the corporation.

(D). To make and collect assessments against property owners in Eastside Village and use the proceeds thereof in the exercise of its powers and duties, including, but not limited to the defraying of costs and expenses of carrying out its purposes.

(E). To maintain, repair, replace and operate property owned by it, purchase insurance thereon, and to make and adopt reasonable regulations respecting the use and appearance of the Road System and other property owned or controlled by the corporation, and to enforce by all legal means the provisions of these articles of incorporation and any by-laws or regulations adopted pursuant hereto.

(F). The right to impose and enforce according to law liens for the collection of assessments upon the real property in Eastside Village.

The foregoing enumeration of powers shall in no way be construed to limit or restrict in any manner the powers of the corporation as may be otherwise provided or ranted by law.

ARTICLE V MEMBERSHIP

Membership in the corporation shall consist of those persons who from time to time own property in Eastside Village, and who shall pay annual dues and are otherwise in good standing pursuant to the by-laws

ARTICLE VI REGISTERED OFFICE

The current registered office of the corporation is 189 SE Claudia Way, Lake City, FL 32025. The Name of the current Registered Agent is available in the office.

ARTICLE VII BOARD OF DIRECTORS

The corporation shall have a Board of Directors which shall consist of not less than Three [3] nor more than Nine [9] persons. The names and addresses of the persons who are serving on the current board of directors are available in the registered office,

ARTICLE VIII ORGANIZATIONAL FORM

The corporation is organized upon a non-stock basis.

**ARTICLE IX
DISPOSITION OF ASSETS UPON DISSOLUTION**

No part of the income of the corporation shall be distributed to its members, directors, or officers either during the existence of the corporation or upon its dissolution; provided, however, that upon dissolution the assets of the corporation shall be transferred to a successor entity or to the then property owners in Eastside Village in such manner as to assure that the Road System shall be used for the benefit of the property owners in Eastside Village.

Upon dissolution of the corporation, management of the Surface Water Management System shall be transferred to an entity approved by the Suwannee River Water Management District or any successor entity thereto.

**ARTICLE X
NAME AND ADDRESS OF INCORPORATION**

The name and address of the incorporator is:

Names and addresses of incorporator and notary public contained on original and amendment in corporate office .executed the 9th day of October 1996.

**ARTICLE IX
AMENDMENT**

The Articles of Incorporation of the Association may be amended by:

- (A) Two-thirds (2/3) of the entire Membership of the Association, or
- (B) Two-thirds (2/3) of the Members of the Association present and voting at any meeting provided a majority of the entire Membership of the Association approves the amendment.

Note: All original signatures are contained on the official documents kept in the registered office.