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 INSTRUMENT # 1966834 7 PGS  
 2003 AUG 25 11:03 AM BK 2750 PG 1277  
 J. K. "BUDDY" IRBY  
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 ALACHUA COUNTY, FLORIDA  
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ARTICLES OF INCORPORATION  
 OF  
 WHITE OAK HOMEOWNERS ASSOCIATION, INC.  
 A FLORIDA NOT-FOR-PROFIT CORPORATION

\* \* \* \* \*

I, the undersigned subscriber to these Articles of Incorporation, am a natural person, competent to contract and adopt the following Articles of Incorporation for such corporation:

ARTICLE I

The name of this corporation shall be WHITE OAK HOMEOWNERS ASSOCIATION, INC., and it shall be a Florida not-for-profit corporation under the provisions of Chapter 617, Florida Statutes (2002) as subsequently amended.

ARTICLE II

The initial street address of the principal office of this corporation in the State of Florida is: 1502 N.W. 6th Street, Gainesville, Florida 32601. The initial mailing address of the corporation is 1502 N.W. 6th Street, Gainesville, Florida 32601.

ARTICLE III

The general purposes for which the corporation is organized is to administer certain affairs in the White Oak phased development as stated in the Declaration of Covenants, Conditions and Restrictions for White Oak being recorded simultaneously herewith, which administration is more particularly defined as follows:

(A) to provide maintenance, repair and replacement of Recreational Area and of the fences located in the Landscape Easements;

(B) prior to the Turnover Date as defined below in Article IX, and subject to the overall approval of the Master Association, to review and approve proposed construction or alterations on any part of the Premises;

(C) to adopt and enforce restrictions, covenants, rules, regulations and conditions relating to the use of the Recreational Area; and

(D) to levy and collect assessments from Owners to pay the cost of performing the foregoing.

#### ARTICLE IV

Except as provided in Article IX below, the method of election or appointment of the directors are as stated in the corporation's By-Laws.

#### ARTICLE V

The street address of the corporation's initial registered agent and its initial registered office is as follows:

Lucian Kragiel  
1502 N.W. 6th Street  
Gainesville, FL 32601

Written acceptance of appointment by the registered agent as provided by §617.0501 is attached hereto.

**ARTICLE VI**

The name and street address of the person signing the Articles of Incorporation as subscriber is as follows:

Lucian Kragiel  
1502 N.W. 6th Street  
Gainesville, FL 32601

**ARTICLE VII**

Each owner of a Unit within the White Oak phased development shall be a member of the Association. There shall be one (1) member per Unit. Membership shall be appurtenant to and may not be separated from ownership of a Unit. Ownership of a Unit shall be the sole qualification for membership unless otherwise provided herein. In the event of a dispute between the Owners of any Unit as to which one holds what membership or voting rights, the Association shall make the final decision.

**ARTICLE VIII**

Prior to the Turnover Date as defined below in Article IX, all of the voting rights at each meeting of the Association shall be vested exclusively in the Developer and the Owners shall have no voting rights. After the Turnover Date, the Members shall have one (1) vote per Unit.

ARTICLE IX

The first and all subsequent Association Boards shall consist solely of one (1) to three (3) persons from time to time designated by the Developer, White Oak, LLC, which persons may, but need not, be members of the Association. Developer's rights under this Article to designate the Members of the Association Board shall terminate on the first to occur of:

- a) The giving of written notice by Developer to the Association and all Owners of Developer's election to terminate such rights; or
- b) Three (3) months after ninety percent (90%) of the parcels in all phases of the Development that will ultimately be operated by the Association have been conveyed to members other than the Developer. For purposes of this provision, the phrase "members other than the Developer" shall not include builders, contractors or others who purchase a parcel for the purpose of constructing improvements thereon for resale.

The date on which the Developer's rights under this Section shall terminate shall be referred to as the "Turnover Date". From and after the Turnover Date, the Association Board shall consist of from three (3) to five (5) members and shall be constituted and elected as provided in the By-Laws. Prior to the Turnover Date all of the voting rights at any meeting of the Owners shall be vested exclusively in the Developer, and the Members shall have no voting rights.

**ARTICLE X**

These Articles of Incorporation may be amended in any manner provided by law.

**ARTICLE XI**

This corporation shall have perpetual existence and shall commence its corporate existence on the date these Articles of Incorporation are filed with the Department of State.

IN WITNESS WHEREOF, I, the undersigned, being the original incorporator for the purposes of forming a not-for-profit corporation to do business within and without the State of Florida, hereby make, subscribe, acknowledge and file these Articles of Incorporation, hereby declaring and certifying that the facts herein stated are true, and I have hereunto set my hand and seal at Gainesville, Alachua County, Florida, this 6th day of August, 2003.

  
\_\_\_\_\_  
Lucian Kragiel



CERTIFICATE OF DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED AND SECTION 617.0501, F.S. CERTIFICATION

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In pursuance of Section 48.091, Florida Statutes, (2002), the following is submitted in compliance with said Act:

That **WHITE OAK HOMEOWNERS ASSOCIATION, INC.**, 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 Gainesville, County of Alachua, State of Florida, has named Lucian Kragiel, 1502 N.W. 6th Street, Gainesville, FL 32601, a resident of the State of Florida, County of Alachua, State of Florida, as its agent to accept service of process within this state.

**ACKNOWLEDGEMENT:**

Having been named to accept service of process of the above-stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office. I hereby certify that I am familiar with, and accept the obligations provided for, in Section 617.0501, Florida Statutes (2002).

  
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Lucian Kragiel