

**CAPITAL CONNECTION, INC.**

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

*1000000002181*

*Panther Run Homeowners Association, Inc.*

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-03/31/00--01035--018  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

- Art of Inc. File \_\_\_\_\_
- \_\_\_\_ LTD Partnership File \_\_\_\_\_
- \_\_\_\_ Foreign Corp. File \_\_\_\_\_
- \_\_\_\_ L.C. File \_\_\_\_\_
- \_\_\_\_ Fictitious Name File \_\_\_\_\_
- \_\_\_\_ Trade/Service Mark \_\_\_\_\_
- \_\_\_\_ Merger File \_\_\_\_\_
- \_\_\_\_ Art. of Amend. File \_\_\_\_\_
- \_\_\_\_ RA Resignation \_\_\_\_\_
- \_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_
- \_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_
- \_\_\_\_ Cert. Copy \_\_\_\_\_
- Photo Copy \_\_\_\_\_
- Certificate of Good Standing \_\_\_\_\_
- \_\_\_\_ Certificate of Status \_\_\_\_\_
- \_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_
- \_\_\_\_ Corp Record Search \_\_\_\_\_
- \_\_\_\_ Officer Search \_\_\_\_\_
- \_\_\_\_ Fictitious Search \_\_\_\_\_
- \_\_\_\_ Fictitious Owner Search \_\_\_\_\_
- \_\_\_\_ Vehicle Search \_\_\_\_\_
- \_\_\_\_ Driving Record \_\_\_\_\_
- \_\_\_\_ UCC 1 or 3 File \_\_\_\_\_
- \_\_\_\_ UCC 11 Search \_\_\_\_\_
- \_\_\_\_ UCC 11 Retrieval \_\_\_\_\_
- \_\_\_\_ Courier \_\_\_\_\_

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 DEPARTMENT OF STATE  
 DIVISION OF CORPORATIONS  
 TALLAHASSEE, FLORIDA

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Signature \_\_\_\_\_

Requested by: LS Date: 3/31/00 Time: 10:15

Name \_\_\_\_\_ Will Pick Up \_\_\_\_\_

Walk-In \_\_\_\_\_

**ARTICLES OF INCORPORATION**

**OF**

**PANTHER RUN HOMEOWNERS ASSOCIATION, INC.**  
**A NOT-FOR-PROFIT FLORIDA CORPORATION**

The undersigned incorporator hereby executes and acknowledges these Articles of Incorporation for the purpose of forming a not for profit corporation in accordance with the laws of the State of Florida (Chapter 617, Florida Statutes).

**ARTICLE I**

**Name**

The name of this Corporation is PANTHER RUN HOMEOWNERS ASSOCIATION, INC. ("Association").

**ARTICLE II**

**Definitions**

As used herein, the term corporation shall be synonymous with "Association" as defined in the Declaration of Covenants and Restrictions for PANTHER RUN, which is or shall be recorded in the Public Records of Pasco County, Florida, ("Declaration"), and the words "Property", "Lot", "Common Areas", "Owner" and "Developer", are defined as set forth in the Declaration.

**ARTICLE III**

**Principal Office and Mailing Address**

The address of the principal office and the mailing address of the Corporation shall be:

PANTHER RUN HOMEOWNERS ASSOCIATION, INC.  
2502 Land O' Lakes Boulevard  
Land O' Lakes, Florida 34639

**ARTICLE IV**

**Purposes**

The purposes for which this Association is formed are as follows:

- A. To take title to and to operate, maintain, repair, improve, lease and administer the Common Areas.
- B. To carry out the duties and obligations and receive the benefits given the Association by the Declaration.

KUENZEL & LUTES, P.A.  
ATTORNEYS AT LAW

Diane V. Kuenzel, Esquire  
Pamela D. Lutes, Esquire

Central Pasco  
Professional Center  
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- C. To establish bylaws ("Bylaws") for the operation of the Association and rules and regulations for governing the same, and enforce the provisions of the Declaration, these Articles of Incorporation and the Bylaws except those which require specific action by or approval of the directors or members ("Member") of the Association.
- D. Fix, levy, collect and enforce payment by any lawful means of all fees, charges, and assessments made 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, and governmental charges levied or imposed against the property of the Association.
- E. Acquire (by gift, purchase or otherwise), own, hold, construct, improve, build upon, operate, lease, trade, sell, manage, and maintain both real and personal property in connection with the affairs of the Association.
- F. Dedicate, sell, or transfer all or any part of the Common Areas to any public agency, authority or utility for such purposes in accordance with the Declaration.
- G. To participate in mergers and consolidations with other non-profit corporations provided that any such merger or consolidation shall have been approved by the Members as provided herein.
- H. The Association shall have all of the common law and statutory powers provided under the laws of the State of Florida, and those powers provided by the Declaration, these Articles, and the Bylaws of the Association.
- I. No part of the net earnings of the Corporation shall inure to the benefit of any member, director, or officer of the Corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation affecting one or more of its purposes), and no member, director or officer of the Corporation, or any private individual, shall be entitled to share in the distribution of any of the corporate assets on dissolution of the Corporation.
- J. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the

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corresponding section of any future federal tax code, or by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

**ARTICLE V**  
**Existence of Corporation**

This Corporation shall exist in perpetuity.

**ARTICLE VI**  
**Incorporator**

The name and street address of the incorporation making these Articles of Incorporation are:

Maureen M. Adams  
2502 Land O' Lakes Boulevard  
Land O' Lakes, Florida 34639

**ARTICLE VII**  
**First Board of Directors and Officers**

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership.

Maureen M. Adams President/Director	3420 Lake Padgett Drive Land O' Lakes, Florida 34639
C. Russell Adams Secretary/Treasurer/Director	3420 Lake Padgett Drive Land O' Lakes, Florida 34639
Cody R. Adams Director	18709 Yocam Avenue Lutz, Florida 33549
Mary M. Adams Director	3420 Lake Padgett Drive Land O' Lakes, Florida 34639

- A. Subject to the direction of the Board of Directors, the affairs of the Association shall be administered by officers who shall be elected by and serve at the pleasure of said Board of Directors.

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- B. All officers shall be elected by the Board of Directors in accordance with the Bylaws at the regular annual meeting of the Board as established by the Bylaws. The Board of Directors shall elect a President, Secretary, Treasurer and such other officers as it shall deem desirable. The President shall be elected from amount the membership of the Board of Directors but no other officer need be a Director.

**ARTICLE VIII**  
**Bylaws**

- A. The Bylaws of this Association shall be adopted by the Board of Directors. The Bylaws may be amended by the Members in the manner provided in said Bylaws.
- B. No amendment o the Bylaws shall be passed which would change the rights and privileges of the "Developer" referred to in the Declaration without the "Developer's" prior written approval.
- C. No amendment to the Bylaws shall be passed which would operate to impair or prejudice the rights or liabilities of any mortgagee.

**ARTICLE IX**  
**Amendment**

These Articles of Incorporation may be amended only by the Developer until such time as the Developer relinquishes control of the Association as per the provisions of the Bylaws and, following that transition, these Articles may be amended by the members as per Florida Statutes, Chapter 617.

**ARTICLE X**  
**Indemnification**

Every Director and officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him, in connection with any proceedings or any settlement thereof, to which he may be a party, or in which he may become involved by reason 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; provided, that all settlements must be approved by the Board of Directors as being in the best interest of the Association. 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.

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**ARTICLE XI**  
**Construction**

In the event of any conflict or ambiguity between the terms and conditions of the Declaration and these Articles or the Bylaws, the Declaration shall have priority over these Articles and the Bylaws and the terms and conditions of the Declaration shall take precedence over and supersede the terms and conditions of the Articles and the Bylaws. In the event of a conflict between these Articles and the Bylaws, the terms of the Articles shall take precedence over the terms of the Bylaws. Any conflict or ambiguity with regard to the affairs of the Association shall be resolved by reference to this provision.

**ARTICLE XII**  
**Members**

Every Owner shall automatically be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot, and any membership shall terminate simultaneously with any termination of ownership. Change of membership in the Association shall be established by recording in the Public Records of Pasco County, Florida, a deed or other instrument conveying record fee title to any Lot. The Owner designated by such instrument shall, by his acceptance of such instrument, become a member of the Association, and the membership of the prior Owner shall be terminated. The interest, if any, of a member in the funds and assets of the Association shall not be assigned, hypothecated or transferred in any manner except as an appurtenance to the conveyance of his Lot. Membership in the Association by all Owners shall be compulsory and shall continue, as to each Owner, until such time as an Owner transfers or conveys of record his interest in the Lot upon which his membership is based or until his interest is transferred or conveyed by operation of law, at which time the membership shall automatically be conferred upon the transferee.

**ARTICLE XIII**  
**Registered Office and Registered Agent**

The initial registered of this Corporation shall be located at 2502 Land O' Lakes Boulevard, Land O' Lakes, Florida 34638, and the initial registered agent of this Corporation at such office shall be MAUREEN M. ADAMS. This Corporation shall have the right to change such registered office and such registered agent from time to time, as provided by law.

IN WITNESS WHEREOF, I, the undersigned organizer and incorporator, have hereunto set my hand and seal this 30<sup>th</sup> day of March, 2000, for the purpose of forming this corporation under the laws of the State of Florida, and I hereby make and file in the Office of the Secretary of State of Florida, this Certificate of Incorporation, and certify that the facts therein stated are true.

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WITNESSES AS TO INCORPORATOR:

Edward M Albrecht  
WITNESS  
Print: Edward M Albrecht


Maureen M. Adams  
MAUREEN M. ADAMS

Susan M. Thomas  
WITNESS  
Print: Susan M. Thomas

STATE OF FLORIDA  
COUNTY OF PASCO

BEFORE ME, the undersigned authority, personally appeared MAUREEN M. ADAMS, who is to me personally known, and who in my presence, hereunto subscribed her name and signature to the foregoing Articles of Incorporation for PANTHER RUN HOMEOWNERS ASSOCIATION, INC.

DATED this 30<sup>th</sup> day of March, 2000.

 Susan M Thomas  
My Commission CC767114  
Expires August 13, 2002

Susan M. Thomas  
NOTARY PUBLIC  
Print: Susan M. Thomas

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**ACCEPTANCE OF REGISTERED AGENT**

Having been named to accept service of process for PANTHER RUN HOMEOWNERS ASSOCIATION, INC., at the place designated in the articles of incorporation, the undersigned is familiar with and accepts the obligations of that position pursuant to F.S. 607.0501(3).

*March 30, 2000*  
Date

*Maureen M. Adams*  
MAUREEN M. ADAMS

Prepared by:

Diane V. Kuenzel, Esquire  
KUENZEL & LUTES, P.A.  
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