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FLORIDA NON-PROFIT CORPORATION
FARMINGTON HILLS COMMUNITY ASSOCIATION, INC.

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**ARTICLES OF INCORPORATION
OF
FARMINGTON HILLS COMMUNITY ASSOCIATION, INC.**

(A Florida Not-For-Profit Corporation)

The undersigned, acting as incorporator for the purpose of forming a not-for-profit corporation under Chapter 617, Florida Statutes, adopts the following Articles of Incorporation:

ARTICLE 1 - NAME

The name of the Corporation shall be the FARMINGTON HILLS COMMUNITY ASSOCIATION, INC. For convenience, the Corporation shall be referred to in this instrument as the "Association."

ARTICLE 2 - PRINCIPAL OFFICE

The street address of the initial principal office of the Association shall be 9633 Handcart Road, Dade City, Florida 33523. The mailing address of the Association shall be 9633 Handcart Road, Dade City, Florida 33523.

ARTICLE 3 - PURPOSES

(a) The purposes for which the Association is organized are:

(1) to be and constitute the Association to which reference is made in the Declaration of Covenants, Conditions, and Restrictions for Farmington Hills, as amended from time to time (hereinafter the "Declaration") and as recorded in the Public Records of Pasco County, Florida; which Declaration imposes upon the Properties (as that term is defined in the Declaration) mutually beneficial restrictions under a general plan of improvement for the benefit of all Owners (as that term is defined in the Declaration) of real property within the Properties;

(2) to perform all obligations and duties of the Association, and to exercise all rights and powers of the Association, as specified in the Declaration and other Governing Documents (as that term is defined in the Declaration), and as provided by law; and

(3) to provide an entity to further the interests of and act on behalf and for the benefit of all Owners of real property within the Properties (as defined in the Declaration).

(b) The Association shall make no distributions of income to its members, directors, or officers.

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(c) All terms used herein which are not defined shall have the same meaning provided in the Declaration.

ARTICLE 4 - POWERS

The powers of the Association shall include and be governed by the following provisions:

(a) The Association shall have all of the common law and statutory powers of a not-for-profit corporation which are not in conflict with the terms of these Articles, the Declaration, and the By-Laws of this Association.

(b) The Association shall have all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles and the other Governing Documents, including, without limitation, the following:

(1) to fix and to collect assessments or other charges;

(2) to manage, control, operate, maintain, repair, and improve Common Area or any other property for which the Association by agreement, rule, regulation, Declaration, or contract has a right or duty to provide such services, including any Surface Water Management System;

(3) to enforce covenants, conditions, or restrictions affecting any property to the extent the Association may be authorized to do so under any declaration or by-laws;

(4) to engage in activities which will actively foster, promote, and advance the common interests of all Owners;

(5) to buy or otherwise acquire, sell or otherwise dispose of, mortgage or otherwise encumber, exchange, lease, hold, use, operate, and otherwise deal in and with real, personal, and mixed property of all kinds and any right or interest therein for any purpose of the Association;

(6) to borrow money for any purpose as may be set forth in the By-Laws and/or the Declaration;

(7) to enter into, make, perform, or enforce contracts of every kind and description, and to do all other acts necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any other association, corporation, or other entity or agency, public or private;

(8) to act as agent, trustee, or other representative of other corporations, firms, or individuals, and as such to advance the business or ownership interests in such corporations, firms, or individuals;

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(9) to adopt, alter, and amend or repeal such By-Laws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, such By-Laws may not be inconsistent with or contrary to any provisions of the Declaration; and

(10) to adopt, alter, and amend or repeal such rules and regulations as may be necessary or desirable to carry out the terms, conditions and intent of the Declaration; and

(11) to provide any and all supplemental municipal services as may be necessary or proper.

(c) The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers which may now or hereafter be allowed or permitted by law; and the powers specified in each of the paragraphs of this Article 4 are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provisions of Article 4.

ARTICLE 5 - MEMBERS

The Association shall be a membership corporation without certificates or shares of stock.

(a) Each Owner of a Lot subject to the Declaration shall be a member of the Association and shall be entitled to vote in accordance with the formula set forth in the Declaration, except there shall be no vote for any property owned by the Association. The manner of exercising voting rights shall be determined by the Declaration and the By-Laws of the Association.

(b) Change of membership in the Association shall be established by recording in the Public Records of Pasco County, Florida, a deed or other instrument establishing record title to a Lot subject to the Declaration and written notice to the Association of such change in title. The Owner designated by such instrument thus becomes a member of the Association and the membership of the prior Owner is terminated.

(c) The share of a member in the funds and assets of the Association cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance to such member's Lot.

ARTICLE 6 - TERM

The Association shall be of perpetual duration.

ARTICLE 7 - DIRECTORS

The affairs of the Association shall be conducted, managed, and controlled by a Board of Directors.

(a) The initial Board of Directors shall consist of three (3) directors.

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(b) The method of election and term of office, removal, and filling of vacancies shall be as set forth in the By-Laws. The Board may delegate such operating authority to such companies, individuals, boards and committees as it, in its discretion, may determine.

ARTICLE 8 - OFFICERS

The affairs of the Association shall be administered by the officers designated by the By-Laws. The officers shall be elected by the directors at the first meeting of the Board of Directors following the annual meeting of the Association, and they shall serve at the pleasure of the Board of Directors.

ARTICLE 9 - BY-LAWS

The By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended, or rescinded in the manner provided by the By-Laws.

ARTICLE 10 - AMENDMENTS

Amendments to the Articles of Incorporation may be proposed and adopted as provided in Chapter 617, Florida Statutes, provided that no amendment may be in conflict with the Declaration, and further provided no amendment shall be effective to impair or dilute any rights of Members that are governed by such Declaration.

ARTICLE 11 - SUBSCRIBERS

The name and address of the subscriber to these Articles of Incorporation are as follows:

Gwendlyn M. Lisboa
2908 South Lenna Avenue
Seffner, Florida 33584

ARTICLE 12 - REGISTERED AGENT AND OFFICE

The initial registered office of the Corporation is J. STEPHEN GARDNER, and the initial registered agent at such address is 220 South Franklin Street, Tampa, Florida 33602.

ARTICLE 13 - SURFACE WATER MANAGEMENT SYSTEM

Upon a dissolution of the Association, all real and personal property comprising any Surface Water Management System shall be conveyed to an appropriate agency of local government and, if such conveyance is not accepted, same shall be dedicated or conveyed to a similar not-for-profit corporation which shall accept responsibility for operation and maintenance of such Surface Water Management System.

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IN WITNESS WHEREOF, the subscribers have hereunto affixed their signatures this 4th day of November, 2002.

Gwendlyn M. Lisboa
GWENDLYN M. LISBOA

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing Articles of Incorporation were acknowledged before me this 4th day of November, 2002, by GWENDLYN M. LISBOA who is personally known to me or produced _____ as identification.

Cathy P. Hume
NOTARY PUBLIC
My commission expires:



ACCEPTANCE OF DESIGNATION
AS REGISTERED AGENT

The undersigned, having been designated as Registered Agent of FARMINGTON HILLS COMMUNITY ASSOCIATION, INC., in its Articles of Incorporation, hereby accepts such designation and agrees to comply with the provisions of F.S. §48.091, relative to keeping the corporation's registered office open.

J. Stephen Gardner
J. STEPHEN GARDNER

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