

NO3000005692

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

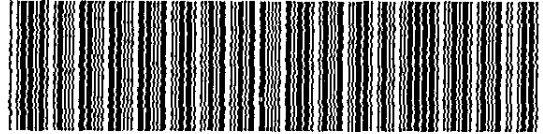
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



800021264828

07/07/03--01010--018 **78.75

03 JUL -7 AM 9:32
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

com 7/7



WALKER DEVELOPMENT CORPORATION

126 Flagship Drive Lutz, Florida 33549 Office: 813/949-6570 Fax: 813/949-6590

July 2, 2003

Florida Secretary of State
Division of Corporations, New Filing Section
ATT. Ms Becky McKnight
Post Office Box 6327
Tallahassee, FL 32314

RE: Meadowview Estates Homeowner's Association, Inc.

Dear Ms McKnight:

In connection with the above-referenced homeowners' association, please find enclosed 2 copies of the Articles of Incorporation for this entity, together with our check number 2022 made payable to the Florida Department of State in the amount of \$78.75 that covers the cost of the following:

Filing Fee	\$35.00
Registered Agent Designation	35.00
Certified Copy	<u>8.75</u>
TOTAL	\$78.75

Please file the enclosed in the records of the Division of Corporations, and return a certified copy to the attention of the undersigned.

Please do not hesitate to contact me immediately with any questions or concerns you may have regarding the enclosed.

Yours truly,

Lee R. Thompson
Land Development Manager

Enclosures

03 JUL -7 AM 9:32
FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
THE MEADOWVIEW ESTATES HOMEOWNERS' ASSOCIATION, INC.

In compliance with the requirements of the Florida Statutes, the subscribers, all of who are residents of Pasco County, Florida, and of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not-for-profit. The undersigned hereby certify:

ARTICLE I

The name of the corporation is The Meadowview Estates Homeowners' Association, Inc., (hereinafter referred to as "Association"). The principal location of the corporation is on County Line Road, approx. .35 miles west of U.S. 41, Lutz, Pasco County, Florida.

ARTICLE II

The registered agent is Kurt H. Hull, whose address is 116 Flagship Drive, Lutz, Florida 33549.

ARTICLE III

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for ownership, maintenance and preservation of the "Common Area" and other commonly enjoyed improvements and areas as defined hereinafter in the Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as the "Declaration"), and to provide, according to the provisions of the Declaration, within that certain tract of property or so much thereof as has been made subject to the Declaration (hereinafter referred to as

“Property”) as shown and described in Exhibit “A” attached hereto and by reference incorporated herein, for the promotion of health, safety and welfare of the residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association, and in furtherance of these purposes, to:

A. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, as the same may be amended from time to time as therein provided.

B. 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 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.

C. 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; provided, however, no such dedication or transfer shall be effective unless a resolution signed by the Board of Directors certifying that not less than fifty-one percent (51%) of each class agreed to such dedication or transfer has been recorded in the Public Records of Pasco County, Florida, with formalities necessary for the recordation of a deed.

D. Borrow money, and with the assent of not less than fifty-one percent (51%) of each class, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

E. Dedicate, sell, or transfer all or any part of the Common Area to a public agency, authority, or utility for such purposes and subject to such conditions as may be

provided in the Declaration, including, but not limited to the Restrictions that have been recorded in the Public Records of Pasco County, Florida, with formalities necessary for the recordation of a deed.

F. Have and exercise any and all powers, rights and privileges which a corporation organized under Chapter 617, Corporations Not for Profit, Laws of the State of Florida, by law may or hereafter have or exercise.

G. Have and exercise any and all powers, rights and privileges which a corporation organized under Chapter 617, Corporation Not for Profit, Laws of the State of Florida, by law may or hereafter have or exercise, including, but not limited to the right to be sued.

H. To operate and maintain the surface water management system facilities of the Common Area including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland areas.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the Declaration and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE IV

The Developer, to the extent provided in the Declaration, and every person or entity who is a record Owner of a fee or undivided fee interest in any unit and/or residential lot which is subject by the Declaration to assessment by the Association shall be a member of the Association. The foregoing is not intended to include persons or

entities who hold an interest merely as security for performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any unit which is subject to assessment by the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any unit that is subject to assessment by the Association.

ARTICLE V

The period of duration of this Association shall be perpetual; however, if the Association is dissolved, the control or right of access to the property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility. If such assignment is not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the Association.

ARTICLE VI

The name and address of each subscriber is:

Kurt H. Hull	116 Flagship Drive Lutz, FL 33549
--------------	--------------------------------------

Alberta Stoltzfus	116 Flagship Drive Lutz, FL 33549
-------------------	--------------------------------------

ARTICLE VII

The affairs and property of this corporation shall be managed and governed by a Board of Directors composed of not less than three (3) persons who need not be members of the Association. The first Board of Directors shall have three (3) members, and in the

future that number will be appointed from time to time in accordance with the provisions of the By-Laws.

The names and addresses of the persons who are to act initially in the capacity of directors until the selection of their successors are:

Kurt H. Hull	116 Flagship Drive Lutz, FL 33549
--------------	--------------------------------------

Alberta Stoltzfus	116 Flagship Drive Lutz, FL 33549
-------------------	--------------------------------------

Carol S. Merriman	116 Flagship Drive Lutz, FL 33549
-------------------	--------------------------------------

ARTICLE VIII

The officers of this Association shall be a President, a Vice President, both of whom shall at all times be members of the Board of Directors, a Secretary and a Treasurer and such other officers as the Board may from time to time by resolution create. The election of officers shall take place at the first meeting of the Board of Directors.

ARTICLE IX

The By-Laws of the Association may be made, altered or rescinded at any annual meeting of the Association, or at any regular or special meeting duly called for such purpose, on the affirmative vote of not less than fifty-one percent (51%) of each class existing at the time of any such meeting and present at the meeting in person or by proxy except that the initial By-Laws of the Association shall be made and adopted by the Board of Directors.

ARTICLE X

The Association shall have two classes ("A" and "B") of voting membership, which shall exist and possess such rights and be subject to such limitations as set forth in the Declaration.

ARTICLE XI

In the event of dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for the purpose similar to those for which this Association was created. In the event such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes, or distributed to the members as appurtenances (if real property or any interest therein) to the members' lots, subject to any and all applicable laws. This Article is subject to provisions of Florida Statutes 617.1406.

ARTICLE XII

Proposals for the alteration, amendment or rescission of these Articles of Incorporation may be made by not less than two-thirds (2/3) of the total number of votes of each class voting in person or by proxy at a special or regular meeting of the members.

ARTICLE XIII

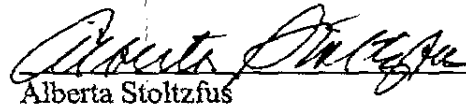
Anything herein to the contrary notwithstanding during the time that Developer, as defined in the By-Laws, is actively developing or selling the Subdivision of the remaining lands described in Exhibit "A", or any property hereafter annexed, Developer reserves the right to amend the Declaration, the Articles of Incorporation and the By-

Laws of the Association in any manner whatsoever; provided, however, that Developer may not alter the character of the development as residential, nor may Developer delete any Common Area designated, submitted or committed to common usage. Developer's rights hereunder may be assigned to any successor to all or any part of Developer's interest in the Subdivision or the land described in Exhibit "A".

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Florida, the undersigned, the incorporator of this Association, has executed these Articles of Incorporation this 1st day of July, 2003.



Kurt H. Hull



Alberta Stoltzfus

STATE OF FLORIDA
COUNTY OF Hillsborough

This instrument was acknowledged before me on July 1st, 2003, by KURT H. HULL and ALBERTZ STOLTZFUS who are personally known to me or who have produced _____ as identification.

[OFFICIAL SEAL]



Print Name: CAROL S. MERRIMAN

NOTARY PUBLIC, State of Florida

Serial Number (if any) _____

My Commission Expires: _____

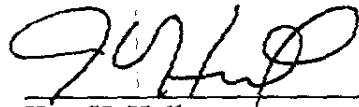


Carol S. Merriman
Commission #DD198845
Expires: May 07, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

ACCEPTANCE OF REGISTERED AGENT

HAVING BEEN NAMED to accept Service of Process for The Meadowview Estates Homeowners' Association, Inc., at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

DATED: July 1, 2003



Kurt H. Hull
Registered Agent

FILED
03 JUL -7 AM 9:32
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

"EXHIBIT A"

Legal Description:

The West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 36, Township 26 South, Range 18, Pasco County, Florida, LESS the South 25 feet for road right-of-way.