

N03000010834

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

(Business Entity Name)

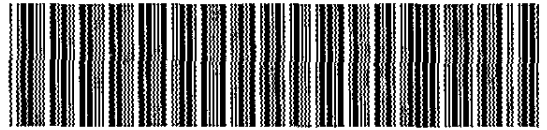
(Document Number)

Certified Copies _____ Certificates of Status _____

Special instructions to Filing Officer:

Office Use Only

[Handwritten signature]
12/17/16



400025298794

12/16/03--01067--017 **78.75

RECEIVED
03 DEC 16 AM 11:58
STATE
DEPARTMENT OF CORPORATIONS
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
03 DEC 16 PM 1:31

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Hampton Chase Town Homes
Association, Inc.

- 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 _____

Signature _____

Requested by: _____

Name _____

Date _____

Time _____

Walk-In _____

Will Pick Up _____

12/16/03 10:45

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
03 DEC 16 PM 1:31

ARTICLES OF INCORPORATION
OF
HAMPTON CHASE TOWN HOMES ASSOCIATION, INC.

We, the undersigned, jointly and severally agree with each other to associate ourselves and our successors together as a corporation not for profit under the laws of the State of Florida and do hereby subscribe, acknowledge and file in the Office of the Secretary of State of the State of Florida, the following Articles of Incorporation.

I. NAME: The name of this corporation shall be: HAMPTON CHASE TOWN HOMES ASSOCIATION, INC.

II. PURPOSE: The purpose for which this corporation is organized shall be to buy, sell, lease or sublease, or to acquire, maintain or operate as fee owner or as owner of a leasehold interest, or solely to maintain, or operate without any interest in real property, those certain residential buildings and the land upon which said buildings shall be situated (the "Subdivision") in Hillsborough County, State of Florida, known as HAMPTON CHASE TOWN HOMES, more particularly described in the Declaration of Restrictions therefor; and to erect such additional buildings and structures on said real estate as the corporation may deem best, and to transact all business necessary and proper in connection with the operation of said property for the mutual benefit of its members; to operate said property for the sole use and benefit of its members, without attempting to make any profit or other gain for the corporation; and to perform any other act for the wellbeing of members, without partiality or undue inconvenience as between members and to perform any other act in maintaining an atmosphere of congeniality and high standard of occupancy by and for its members; and to maintain a high standard of physical appearance of the buildings; to formulate By-Laws, rules and regulations, and to provide for the enforcement thereof. The corporation shall also have such other power and authority to do and perform every act and thing necessary and proper in the conduct of its business and for the accomplishment of its purposes as set forth herein and as permitted by Chapter 617, Florida Statutes, and in Chapter 720, Florida Statutes.

III. DECLARATION OF RESTRICTIONS: SOUTH CAP, INC., herein referred to as the "Developer", shall make and shall declare a certain Declaration of Restrictions (the "Declaration") submitting the property described within the Declaration to the restrictions, reservations, covenants, conditions and easements as contained therein, which shall be applicable to said property and all interest therein, to-wit:

A. Legal description as more fully set forth in the Declaration.

B. All improvements erected or installed on said land will contain a maximum of 120 Lots and related facilities, as more fully set forth in the Declaration.

C. If the Developer holds Lots for sale in the ordinary course of business, none of the following actions may be taken without approval in writing by the Developer.

(1) Assessments of the Developer as a Lot owner for capital improvements.

(2) Any action by the Association that would be detrimental to the sale of Lots by the Developer; provided, however, that an increase in assessments for common expenses without discrimination against the Developer shall not be deemed to be detrimental to the sales of Lots.

D. Defined terms in the Declaration shall have the same definitions herein, unless otherwise expressly so stated.

IV. TERM: The term for which this Corporation shall exist shall be perpetual.

V. INCORPORATOR: The name and post office address of the subscriber to these Articles of Incorporation is: Ross A. Puzitiello, 1700 McMullen Booth Road, Suite C-1, Clearwater, FL 33759.

VI. OFFICERS: The affairs of the corporation shall be managed by a President, Secretary and Treasurer. The officers of the corporation shall be elected annually by the Board of Directors of the corporation in accordance with the provisions provided therefore in the By-Laws of the corporation.

VII. DIRECTORS: The business of the corporation shall be conducted by a Board of Directors, which shall consist of not less than three (3) members as the same shall be provided for by the By-Laws of the corporation. The members of the Board of Directors shall be elected annually by a majority vote of the members of the corporation in the manner provided in the By-Laws.

VIII. BY-LAWS: The By-Laws of the corporation shall initially be adopted by the Board of Directors, and may thereafter be altered, modified, amended, supplemented or rescinded by a two-thirds (2/3) vote of the members of this corporation, unless otherwise required or permitted by the specific provisions of the Declaration.

IX. MEMBERSHIP:

A. Membership: The members of the Association shall consist of all of the record owners of legal title to Lots in the Subdivision. After receiving approval as required by the Declaration, a change of membership in the Association shall be established by recording in the Public Records of Hillsborough County, Florida, a deed or other instrument establishing record title to a Lot in the Subdivision and the certificate as required showing said approval. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated. No officer, director or member shall be personally liable for any debt or other obligation of this corporation, except as provided in the Declaration.

B. Voting Rights. The Association shall have two (2) classes of voting membership:

Class A: Class A members shall be all Owners of Lots, and shall be entitled to one (1) vote for each Lot owned. When more than one person holds title to any Lot, all such persons shall be members, and the vote for such Lot shall be exercised as they may collectively determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B: The Class B member shall be the Developer and shall be

entitled to three (3) votes for each Lot owned by the Developer. The Class B membership shall cease on the happening of either of the following events, which ever occurs earlier:

(1) Upon the conveyance by the Developer of seventy five (75%) percent of the Lots; or

(2) Such earlier date as the Developer may determine.

C. Membership Assessments: The members of this corporation shall be subject to assessment for the costs and expenses of the corporation in operating the buildings and Common Areas, in accordance with the Declaration, these Articles of Incorporation, and the By-Laws of the corporation.

D. Not-for Profit: This corporation shall not be operated for profit, no dividends shall be paid, and no part of the income of the corporation shall be distributed to its members, directors or officers.

E. Maintenance Obligation: The members of this corporation, individually, are responsible for all maintenance and repair within and about their Lots as set forth in the Declaration.

F. Covenants and Restrictions: The members of this corporation shall be subject to all of the terms, conditions, covenants, and restrictions contained in the Declaration, these Articles of Incorporation and the By-Laws of the corporation.


X. AMENDMENT OF ARTICLES: These Articles of Incorporation may be amended, altered, modified, changed or rescinded by a vote of at least two-thirds (2/3) of the members of the corporation, which may be accomplished at any regular or special meeting of the corporation, provided that written notice of the proposed change shall have been mailed to each member of the corporation prior to said meeting of the corporation. Notwithstanding the foregoing, no amendment, modification, change or rescission of Article II or Article IX above, may be made without unanimous approval of the then members of the corporation together with the written approval of all Institutional Mortgagees holding a valid, enforceable first mortgage lien against any Lot. For the purposes of this provision, Institutional Mortgagees shall include only the following: banks, life insurance companies, federal saving and loan associations, institutional investors, mortgage bankers, real estate investment trusts, authorized to transact business in the State of Florida and the Developer. Amendments may be proposed by the Board of Directors or by a written petition signed by members owning a majority of the Lots. Further, as long as the Developer shall own any Lot in the Subdivision, no amendment, modification, change or rescission of any term or provision herein adversely affecting the Developer's rights hereunder may be made without the express joinder of the Developer.

XI. In the event this corporation shall become dormant, inactive, and fails to perform its duties and carry out its contractual covenants and conditions as set forth herein, together with those matters required to be performed of this Corporation in accordance with the Declaration, and all matters in connection therewith, then the said corporation shall revert back to the original incorporators or their designated attorney-in-fact for purposes of reactivating said corporation by electing new officers and directors of this corporation, as provided for in these Articles of Incorporation and the By-Laws of this corporation.

XII. PRINCIPAL PLACE OF BUSINESS; REGISTERED AGENT: The principal place of business of this corporation shall be at: 1700 McMullen Booth Road, Suite C1, Clearwater, FL 33759, or at such other place or places as may be hereinafter designated from time to time. The registered agent of the corporation shall be Ross A. Puzzitiello, whose address is: 1700 McMullen Booth Road, Suite C-1, Clearwater, FL 33759.

XIII. DISSOLUTION: In the event of dissolution or final liquidation of the Association, the assets, both real and personal of the Association, including the Sanitary Sewer Facilities and the Master Surface Water Management System, as defined in the Declaration, including drainage easements, if any, shall, upon request by the appropriate public agency or utility, be dedicated to such public agency or utility to be devoted to purposes, as nearly as practicable, the same as those to which they were required to be devoted by the Association. In the event that 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 purposes as nearly as practicable to the same as those to which they were required to be devoted by the Association. No such disposition of Association properties shall be effective to divest or diminish any right or title of any Owner vested in him under the Declaration, unless made in accordance with the provisions of such Declaration.

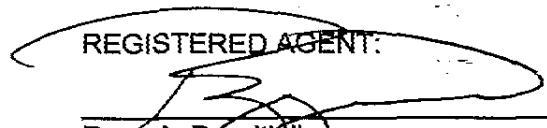
IN WITNESS WHEREOF, the subscribing incorporator and the registered agent have hereunto set their hands and seals and caused these Articles of Incorporation to be executed this 13 day of JUNE, 2003.



Ross A. Puzzitiello, Incorporator

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above-named corporation at a place designated in these Articles of Incorporation, I hereby accept to act in this capacity, and agree to comply with the provisions of Chapter 48.091, Florida Statutes, relative to keeping open said office for service of process.

REGISTERED AGENT:


Ross A. Puzzitiello

FILED
SECRETARY OF STATE
TALLAHASSEE, FLORIDA
03 DEC 16 PM 1:31