

No 4000011459

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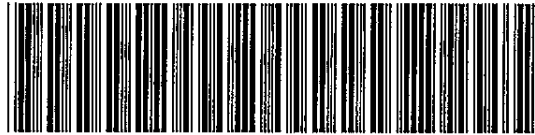
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04 DEC -8 PM 2:42

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04 DEC -8 PM 4:13



CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 069171 11812A

AUTHORIZATION :

COST LIMIT : \$ 70.00

*Patricia Pignato*

ORDER DATE : December 8, 2004

ORDER TIME : 3:30 PM

ORDER NO. : 069171-005

CUSTOMER NO: 11812A

CUSTOMER: Ms. Lorri Wilson  
Walker & Tudhope, P.a.

Suite 200 1053 Maitland Center  
Commons Blvd.  
Maitland, FL 32751

DOMESTIC FILING

NAME: THE WOODS AT SOUTHRIDGE  
HOMEOWNERS ASSOCIATION,  
INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX PLAIN STAMPED COPY

CONTACT PERSON: Justin Cheshire - EXT. 2909

EXAMINER'S INITIALS: \_\_\_\_\_

**ARTICLES OF INCORPORATION OF  
THE WOODS AT SOUTHRIDGE HOMEOWNERS ASSOCIATION, INC**

SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
FILED  
DEC - 8 PM 2:42

The undersigned, acting as incorporator of a corporation under the non-profit Corporation Act of the State of Florida, adopts the following articles of incorporation.

**ARTICLE I - NAME**

The name of the corporation is THE WOODS AT SOUTHRIDGE HOMEOWNERS ASSOCIATION, INC.

**ARTICLE II - EXISTENCE AND DURATION**

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

**ARTICLE III - PURPOSES AND POWERS**

The purposes for which the corporation is organized are:

A. To operate THE WOODS AT SOUTHRIDGE HOMEOWNERS ASSOCIATION and to undertake the performance of, and to carry out the acts and duties incident to the administration of THE WOODS AT SOUTHRIDGE HOMEOWNERS ASSOCIATION in accordance with the terms, provisions, conditions, and authorizations contained in these Articles, the By-laws of THE WOODS AT SOUTHRIDGE HOMEOWNERS ASSOCIATION, and the Declaration of Covenants, Conditions and Restrictions of WOODS AT SOUTHRIDGE recorded among the public records of Volusia County, Florida;

B. To carry out the duties and obligations given by the Declaration of Covenants, Conditions and Restrictions of WOODS AT SOUTHRIDGE recorded among the public records of Volusia County, Florida; and

C. To establish By-Laws and Rules and Regulations for the operation of THE WOODS AT SOUTHRIDGE HOMEOWNERS ASSOCIATION and to provide for the formal administration of THE WOODS AT SOUTHRIDGE HOMEOWNERS ASSOCIATION, and to enforce the Declaration of Covenants, Conditions and Restrictions of WOODS AT SOUTHRIDGE recorded among the public records of Volusia County, Florida, and the By-laws of THE WOODS AT SOUTHRIDGE HOMEOWNERS ASSOCIATION.

D. The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit number                      requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system.

E. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

**ARTICLE IV - MEMBERSHIP**

The qualifications for members and the manner of their admission shall be regulated by the Declaration of Covenants, Conditions and Restrictions of WOODS AT SOUTHRIDGE recorded among the public records of Volusia County, Florida, and the By-laws of THE WOODS AT SOUTHRIDGE HOMEOWNERS ASSOCIATION.

**ARTICLE V - Principal and Mailing address**

The initial registered office of the corporation shall be at 7200 Lake Ellenor Drive, Orlando, FL 32809.

**ARTICLE VI - REGISTERED AGENT**

The initial registered agent, and his address is:

Berry J. Walker, Jr., Esquire  
Florida Bar Number 0742960  
WALKER & TUDHOPE, P.A.  
1053 Maitland Center Commons Blvd., 2nd Floor  
Maitland, Florida 32751  
Phone: (407) 478-1866  
Fax: (407) 478-1865

**ARTICLE VII - MINIMUM NUMBER OF DIRECTORS AND ELECTIONS**

The initial board of directors shall consist of at least three members.

The names and addresses of the persons who shall serve as directors until the first annual meeting of members, or until their successors shall have been elected and qualified, are as follows:

Louis P. Shassian, 7200 Lake Ellenor Drive, Orlando, FL 32809;  
Anthony P. Martin, 7200 Lake Ellenor Drive, Orlando, FL 32809; and  
Shannon Barrows, 7200 Lake Ellenor Drive, Orlando, FL 32809.

The method of election of directors shall be as stated in the  
By Laws of the Corporation.

#### **ARTICLE VIII - OFFICERS**

The affairs of THE WOODS AT SOUTHRIDGE HOMEOWNERS ASSOCIATION shall be administered by the following Officers, who shall serve at the pleasure of the Board of Directors of THE WOODS AT SOUTHRIDGE HOMEOWNERS ASSOCIATION. The names and addresses of the Officers who shall serve until the first election of Officers are as follows:

Louis P. Shassian, 7200 Lake Ellenor Drive, Orlando, FL 32809 -  
President

Anthony P. Martin, 7200 Lake Ellenor Drive, Orlando, FL 32809 -  
Vice President

Shannon Barrows, 7200 Lake Ellenor Drive, Orlando, FL 32809 -  
Secretary/Treasurer

#### **ARTICLE IX - INCORPORATOR**

The name and address of the initial incorporator is as follows:

Berry J. Walker, Jr., Esquire  
Florida Bar Number 0742960  
WALKER & TUDHOPE, P.A.  
1053 Maitland Center Commons Blvd., 2nd Floor  
Maitland, Florida 32751  
Phone: (407) 478-1866  
Fax: (407) 478-1865

#### **ARTICLE X - BY-LAWS**

The By-laws of THE WOODS AT SOUTHRIDGE HOMEOWNERS ASSOCIATION shall be adopted by the initial Board of Directors. The By-laws may be amended only in accordance with the provisions of such By-laws to be adopted by the initial Board of Directors, and only in accordance with Florida law. Provided, however, once the By-laws are adopted by the initial Board of Directors, no portion of the By-laws may be altered, amended, or rescinded in such a manner as it will prejudice the rights of West Lake Estates Properties, Ltd., a Florida limited partnership, or Mortgagees of real property located within WOODS AT SOUTHRIDGE subdivision as described in the

Declaration of Covenants, Conditions and Restrictions of WOODS AT SOUTHRIDGE recorded among the public records of Volusia County, Florida.


**ARTICLE XI - AMENDMENTS TO ARTICLES**

These Articles may be amended in the manner provided for under Florida Law and the By-laws of THE WOODS AT SOUTHRIDGE HOMEOWNERS ASSOCIATION.

**ARTICLE XII  
DISSOLUTION**

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

IN WITNESS WHEREOF the undersigned have made and subscribed to these articles of incorporation at Maitland, Volusia County, Florida, on this 18 day of October, 2004.


  
\_\_\_\_\_  
Berry J. Walker, Jr.

STATE OF FLORIDA  
COUNTY OF ORANGE

Before me, the undersigned notary public, the foregoing instrument was sworn to, acknowledged and subscribed to before me this 18 day of October, 2004, by Berry J. Walker, Jr., who did take an oath.

Check One:

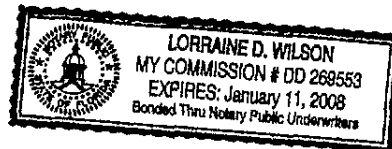
He/she is personally known to me; or  
 He/she has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
NOTARY PUBLIC

**Lorraine D. Wilson**

(typed-printed or stamped name of Notary)

My Commission Expires:



**CERTIFICATE DESIGNATING REGISTERED AGENT  
FOR THE SERVICE OF PROCESS IN THIS STATE**

The following is submitted in compliance with laws of the state of Florida:

THE WOODS AT SOUTHRIDGE HOMEOWNERS ASSOCIATION, Inc., a not-for-profit corporation organizing under the laws of the State of Florida with its principal office located at 7200 Lake Ellenor Drive, Orlando, FL. 32809, hereby designates Berry J. Walker, Jr., as its agent at that address to accept service of process within this state.

**ACCEPTANCE**

I agree as Registered Agent to accept service of process; to keep the office open during prescribed hours; to put my name (and any other officers of said corporation authorized to accept service of process at the above designated address) in some conspicuous place in the office as required by law.



Berry J. Walker, Jr.


REGISTRATION  
SECTION  
04 DEC - 8 PM 2:42

STATE OF FLORIDA  
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, this day personally appeared BERRY J. WALKER, JR., who, after being duly sworn, deposes and says that the facts and matters contained above are true and correct and that he has executed the same for the purpose expressed therein.

WITNESS my hand and official seal in the County and State last aforesaid this 18 day of October, 2004.

(SEAL)

  
Notary Public  
State of Florida  
My Commission Expires:

