

*NOV000003462*

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H10000240879 3)))



H100002408793ABC\*

*Ting*

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations  
Fax Number : (850) 617-6380

From: Account Name : AKERMAN SENTERFITT (ORLANDO)  
Account Number : 076656002425  
Phone : (407) 423-4000  
Fax Number : (407) 843-6610

\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\*

Email Address: \_\_\_\_\_

COR AMND/RESTATE/CORRECT OR O/D RESIGN  
SIENA GARDENS HOMEOWNERS ASSOCIATION, INC.

Certificate of Status	0
Certified Copy	0
Page Count	09
Estimated Charge	\$35.00

RECEIVED

10 NOV -4 AM 8:07

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

10 NOV -4 PM 2:44

FILED

*Amended and Restated Act*

Electronic Filing Menu Corporate Filing Menu Help

H10000240879 3

AMENDED AND RESTATED ARTICLES OF INCORPORATION  
OF  
SIENA GARDENS HOMEOWNERS ASSOCIATION, INC.  
(A Florida Corporation Not-For-Profit)

10 NOV -4 PM 2:44  
STATE OF FLORIDA  
TALLAHASSEE

The undersigned, by these Articles, associate themselves for the purpose of forming a corporation not-for-profit under Chapter 617, Florida Statutes, and certify as follows:

**Article 1. Name.** The name of the Corporation is Siena Gardens Homeowners Association, Inc. For convenience, the Corporation shall be referred to in this instrument as the "Association."

**Article 2. Address.** The address of the initial principal office of the Association and the initial mailing address of the Association are 151 Southhall Lane, Suite 200, Maitland, Florida 32751.

**Article 3. Definitions.** All capitalized terms used herein that are not defined shall have the meaning set forth in the Declaration of Covenants, Conditions and Restrictions for Siena Gardens Homeowners, Association, Inc., recorded or to be recorded by Taylor Morrison of Florida, Inc., a Florida corporation ("Founder"), in the Public Records of the County, as such Declaration of Covenants, Conditions, and Restrictions may be amended from time to time (the "Declaration").

**Article 4. Purposes.** The Association does not contemplate pecuniary gain or benefit, direct or indirect, to its members. By way of explanation and not of limitation, the purposes for which the Association is organized are:

(a) to be and constitute the Association to which reference is made in the Declaration, to perform all obligations and duties of the Association and to exercise all rights and powers of the Association, as set forth in the Governing Documents and as provided by law; and

(b) to provide an entity for the furtherance of the interests of the owners of real property now and hereafter made subject to the Declaration (such real property is referred to in these Articles as the "Community").

**Article 5. Powers.** In furtherance of its purposes, the Association shall have the following powers, which, unless indicated otherwise by the Declaration or the Association's By-Laws, may be exercised by the Board of Directors:

(a) all of the powers conferred upon corporations not-for-profit by common law and Florida statutes in effect from time to time;

H10000240879 3

(b) 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, the By-Laws and the Declaration, including, without limitation, the following:

(i) to fix, levy, collect and enforce payment of all charges or assessments authorized by the Declaration by any lawful means; and to pay all expenses in connection therewith and all administrative and other expenses incident to conducting the business of the Association including all licenses, taxes, or governmental charges levied or imposed against the property of the Association;

(ii) to manage, control, operate, maintain, repair and improve the common areas and facilities, any property subsequently acquired by the Association or any property owned by another for which the Association, by rule, regulation, declaration or contract, has a right or duty to provide such services;

(iii) to make rules and regulations and to enforce covenants, conditions or restrictions affecting any property to the extent the Association may be authorized to do so under the Declaration or By-Laws;

(iv) to engage in activities that will actively foster, promote and advance the common interests of all owners of property subject to the Declaration;

(v) 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;

(vi) to borrow money for any purpose subject to such limitations as may be contained in the Declaration and By-Laws;

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

(viii) 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;

(ix) to adopt, alter and amend or repeal such By-Laws as may be necessary or desirable for the proper management of the Association's affairs; provided, any amendment is subject to Member approval as required in the By-Laws, and such By-Laws may not be inconsistent with or contrary to any provisions of the Declaration; and

H10000240879 3

(x) to provide any and all supplemental municipal services to the Community as may be necessary or desirable; and

(c) all of the powers necessary or desirable to operate, maintain and manage the Surface Water or Stormwater Management System in a manner consistent with the requirements of St. Johns River Water Management District Permit Number 42-095-87872-2 and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein. 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. The assessments shall be used for the maintenance and repair of the Surface Water or Stormwater Management System, including but not limited to, work with retention areas, drainage structures and drainage easements.

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

**Article 6. Members.** The Association shall be a membership corporation without certificates or shares of stock. There shall be two classes of membership, as more fully set forth in the Declaration. The Owner of each Lot, as those terms are defined in the Declaration, shall be a member of the Association and shall be entitled to vote as provided in the Declaration and the By-Laws. In addition, the Founder shall be a Member for such period as provided in the Declaration, regardless of whether the Founder owns any Unit.

Change of an Owner's membership in the Association shall be established by recording in the Official Records of the County, a deed or other instrument establishing record title to a Lot. Upon such recordation, the Owner designated by such instrument shall become a member of the Association and the membership of the prior Owner shall terminate.

**Article 7. Board of Directors.** A Board of Directors shall conduct, manage, and control the Association's business affairs. The Board may delegate its operating authority to such companies, individuals, or committees as it, in its discretion, may determine.

The initial Board shall consist of three members. The names and addresses of the initial directors, who shall serve until their successors are elected and have qualified, or until removed, are as follows:

Jeff Menzel, President  
151 Southhall Lane, Suite 200  
Maitland, Florida 32751

Drew Abel, Vice-President  
151 Southhall Lane, Suite 200  
Maitland, Florida 32751

H10000240879 3

Jonathan White, Treasurer  
151 Southhall Lane, Suite 200  
Maitland, Florida 32751

The method of election and removal, the method of filling vacancies, and the term of offices of directors shall be as set forth in the By-Laws.

**Article 8. Liability of Directors.** Notwithstanding limitation of the Florida Corporation Not-For-Profit Act, as it exists on the date hereof or as it may hereafter be amended, permitting the limitation or elimination of the liability of directors, no director of the Association, including any director appointed by the Founder, shall be personally liable to the Association or its members for monetary damages for breach of duty of care or other duty as a director, if such person acted in good faith and in a manner he or she reasonable believed to be in, or not opposed to, the best interests of the Association and with respect to any criminal action or proceeding, had no reasonable cause to believe that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or a plea of nolo contendere or its equivalent shall not in itself create a presumption that the director did not act in good faith and in a manner he or she reasonably believed to be in, or not opposed to, the best interest of the Association or that he or she had reasonable cause to believe that his or her conduct was unlawful. No amendment to or repeal of this Article shall apply to or have any effect on the liability or alleged liability of any director for or with respect to any acts or omissions of such director occurring prior to such amendment or repeal.

**Article 9. 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 10. Amendments.** Until termination of the Class "B" Control Period, the Founder may unilaterally amend these Articles for any purpose. Thereafter, amendments to these Articles of Incorporation may be proposed and adopted upon a resolution duly adopted by the Board and the affirmative vote or written consent of Members representing at least 67 percent of the total votes in the Association. In addition, during any period in which Declarant or any Declarant's Affiliate own any property in the Community, any amendment shall require the Founder's consent. No amendment may be in conflict with the Declaration, and no amendment shall be effective to impair or dilute any rights of the Members granted under such Declaration. All amendments to these Articles, the By-Laws and the Declaration which alter the Surface Water or Stormwater Management System beyond maintenance in its original condition must be approved by the St. Johns River Water Management District prior to taking effect.

**Article 11 Dissolution.** The Association may be dissolved only as provided by Florida law. If the Association is dissolved, the net assets shall be conveyed to another Florida corporation not-for-profit with purposes similar to the Association. 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, Florida Administrative

NOV-04-10

01:32PM FROM-AKERMAN SENTERFITT 16E.

+407 843 7860

T-560 P.008/008 F-443

H10000240879 3

Code, and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

**Article 12. Enforcement.** The St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in these Articles, By-Laws and Declaration which relate to the maintenance, operation and repair of the Stormwater Management System.

Dated: 11/2, 2010

**SIENA GARDENS HOMEOWNERS  
ASSOCIATION, INC.**

By:   
Name: Jeff Menzel  
Title: President

H10000240879 3


**CERTIFICATE TO AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF  
SIENA GARDENS HOMEOWNERS ASSOCIATION, INC.  
PURSUANT TO FLORIDA STATUTES § 617.1007**

In connection with the adoption and filing of the Amended and Restated Articles of Incorporation (the "Articles") of SIENA GARDENS HOMEOWNERS ASSOCIATION, INC (the "Corporation"), the undersigned hereby certifies as follows:

- (a) The Articles contain amendments that may be made with board approval.
- (b) The Articles were adopted by the board of directors on November 2, 2010, and the number of votes cast were sufficient for approval.
- (c) The undersigned officer of the Corporation has been duly authorized to submit the Articles to the Florida Department of State for filing in accordance with Florida Statutes § 617.1007.

Dated: 11/22, 2010

**SIENA GARDENS HOMEOWNERS  
ASSOCIATION, INC.**

By:   
 Name: Jeff Menzel  
 Title: President