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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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TALLAHASSEE, FLORIDA

Handwritten signature and initials

## TRANSMITTAL LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

SUBJECT: Sandhill Homeowners Association, Inc.  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

☐ \$70.00  
Filing Fee

☒ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☐ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Sandhill Homeowners Association, Inc.  
Name (Printed or typed)

98 Nesting Loop  
Address

St. Cloud, Florida 34769  
City, State & Zip

407-367-9178  
Daytime Telephone number

**NOTE: Please provide the original and one copy of the articles.**

**ARTICLES OF INCORPORATION**  
**OF**  
**SANDHILL HOMEOWNERS ASSOCIATION, INC.**

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TALLAHASSEE, FLORIDA

**A NOT-FOR-PROFIT FLORIDA CORPORATION**

I, the undersigned, for the purposes of forming a Not-for-Profit corporation under the laws of the State of Florida, and in compliance with the requirements of Chapter 617 and Chapter 723, Florida Statutes, hereby certify as follows:

**ARTICLE I**

**NAME**

**The name of this corporation is:**

**SANDHILL HOMEOWNERS ASSOCIATION, INC.**

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TALLAHASSEE, FLORIDA

**The principal office address is:**

**98 Nesting Loop  
Saint Cloud, Florida 34769**

**ARTICLE II**

**REGISTERED AGENT/OFFICE**

**The name of the initial Registered Agent of this Corporation at that address is:**

**Margo Sanders**

**The street address of the initial registered office of this corporation is:**

**98 Nesting Loop  
Saint Cloud, Florida 34769**

### **ARTICLE III**

#### **NON-STOCK BASIS**

**This corporation shall be organized on a non-stock basis and shall not issue shares of stock.**

### **ARTICLE IV**

#### **EXISTENCE**

**Term of the corporation shall be perpetual.**

### **ARTICLE V**

#### **MEMBERSHIP**

**The qualification of members and the manner of their admission to the corporation shall be regulated by the By-Laws. More than two-thirds of the mobile home owners in the park have consented in writing to become members of the corporation.**

### **ARTICLE VI**

#### **PURPOSE AND POWERS**

**This corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific and primary purposes for which this corporation is formed are:**

**A. For the advancement of charitable purposes by the distribution, if possible, of its funds for such purposes.**

**B. To operate, if applicable, in such manner as will qualify it as an exempt organization under Section 501(C3) of the Internal Revenue Code of 1954, as amended, or under any corresponding provisions of any subsequent federal tax laws, covering the distributions to organizations qualified as tax exempt organizations under the Internal Revenue code, as amended.**

**C. To represent the mobile home owners in the park, their successors and assigns, pursuant to the provisions of Chapter 723, Florida Statutes.**

**D. To negotiate for, acquire and operate the mobile home park on behalf of the mobile home owners.**

**E. To convert the mobile home park, once acquired, to a condominium, a cooperative form, or other form of ownership. Upon acquisition of the property, the Association shall be the entity that creates a cooperative, offers cooperative units for sale or lease in the ordinary course of business, or, if the home owners choose a different form of ownership, the entity that owns the record interest in the property and that is responsible for the operation of the property.**

**F. To contract, sue or be sued with respect to the exercise or non-exercise of its powers. For these purposes, the powers of the Association include, but are not limited to, the maintenance, management, and operation of the park property.**

**G. To institute, maintain, settle, or appeal actions or hearings in its name on behalf of all home owners concerning matters of common interest, pursuant to Chapter 723, Florida Statutes, Rule 1.222, Florida Rules of Civil Procedure, and other applicable laws or rules. In addition, the corporation shall have all the powers specified in Sections 617.0302 and 617.0303, Florida Statutes, or its successor statute.**

**H. To make and collect assessments and to purchase, lease, maintain, and replace the common areas upon purchase of the mobile home park.**

**I. To purchase lots in the park and to acquire and hold, lease, mortgage and convey the property.**

**J. To modify or move or create any easement for ingress and egress or for the purposes of utilities if the easement constitutes part of or crosses the park property upon purchase of the mobile home park.**

**K. To conduct Bingo games, as provided in Chapter 849.0931, Florida Statutes, or its successor statutes.**

## **ARTICLE VII**

### **DIRECTORS**

**The Powers of this corporation shall be exercised, its properties controlled and its affairs conducted by a Board of Directors, consisting of not less than (3) persons. The initial number of directors of the corporation shall be five (5); provided however, that such number may be changed by a By-Law duly adopted.**

**The affairs of the corporation shall be managed by the Board of Directors whose positions and duties are set forth in the By-Laws. The officers shall be elected by the Board of Directors at the first meeting. They may also be removed by the Board of Directors. If a vacancy occurs in any office, it shall be filled by the Board of Directors. The names of the Directors who are to serve until the first such election are as follows:**

**Pat Hopkins  
Douglas Kinley  
Karen Milazzo**

**Robert Miller  
Virginia Welch**

## **ARTICLE VIII**

### **BY-LAWS**

**The initial By-Laws of this corporation shall be adopted at the first meeting of the Board of Directors or as soon thereafter as is practically possible. The By-Laws may be amended or repealed, in whole or in part, in the manner provided therein. Any amendments to the By-Laws shall be binding on all members of this corporation.**

## **ARTICLE IX**

### **AMENDMENT OF ARTICLES**


**Amendments to these Articles of Incorporation may be proposed by resolution adopted by the Board of Directors and presented to a quorum of the members for their vote in the manner set forth in the By-Laws of this corporation.**

**ARTICLE X**  
**INCORPORATOR**

**The name and address of the Incorporator signing these Articles of Incorporation is:**

**Karen Milazzo**  
**62 Nesting Loop**  
**Saint Cloud, Florida 34769**

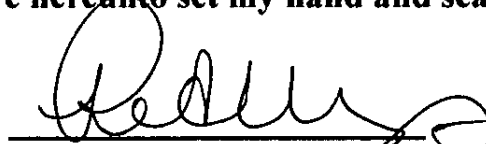
**The undersigned, being the incorporator of this corporation, for the purpose of forming this not-for-profit corporation under the laws of the State of Florida, have executed these articles of Incorporation this 31 day of May, 2006**

  
**Karen Milazzo**

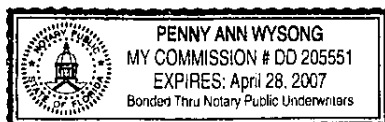
**STATE OF FLORIDA**  
**COUNTY OF OSCEOLA**

**BEFORE ME, the undersigned authority, personally appeared, Karen Milazzo, to me known to be the person who executed the foregoing Articles of Incorporation and who acknowledged to and before me that she executed such instrument.**

**IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31 day of May, 2006.**

  
**Signature of Notary Public**

Penny A Wyson  
**Typed or Printed Name of Notary**



**My commission expires:**

4/28/07

**ACCEPTANCE BY REGISTERED AGENT**

The undersigned is familiar with and hereby accepts the duties and responsibilities as Registered Agent of SANDHILL HOMEOWNERS ASSOCIATION, INC., which is contained in the foregoing Articles of Incorporation.

Dated this 30 day of May, 2006



**Margo Sanders**  
**Registered Agent**  
**Sandhill Homeowners Association, Inc.**

**STATE OF FLORIDA**  
**COUNTY OF OSCEOLA**

**BEFORE ME, the undersigned authority, personally appeared**  
Margo Sanders, to me known to be the person who executed the foregoing Acceptance By Registered Agent and who acknowledged to and before me that she executed such instrument.

**IN WITNESS WHEREOF, I have hereunto set my hand and seal this**  
30 day of May, 2006.



**Signature of Notary Public**

TRICIA MILAZZO  
**Typed or Printed Name of Notary**



Tricia R. Milazzo  
MY COMMISSION # DD244568 EXPIRES  
November 30, 2007  
BONDED THRU TROY FAJN INSURANCE, INC.

**My commission expires:**

11/30/07

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