

N07000001218

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP     WAIT     MAIL

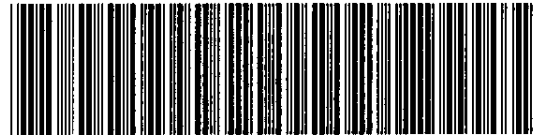
(Business Entity Name)

(Document Number)

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02/22/12--01014-3018 35:00

FEB 27 2012

C. MUSTAIN

FILED  
12 FEB 24 AM 10:27  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*RACM*  
*out*

**COVER LETTER**

**TO:** Amendment Section  
Division of Corporations

**SUBJECT:** Tuscany at Westside Homeowners Association, Inc.  
Name of Corporation

**DOCUMENT NUMBER:** N07000001218

The enclosed Statement of Change of Registered Office/Agent and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Domingo Sanchez  
Name of Contact Person

Titan HOA Management  
Firm/Company

1637 E Vine Street Suite 200  
Address

Kissimmee, FL 34744  
City/State and Zip Code

admin@titahoa.com  
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Domingo Sanchez at ( 407 ) 705-2190  
Name of Contact Person Area Code & Daytime Telephone Number

Enclosed is a \$35.00 check made payable to the Department of State.

**Mailing Address:**  
Amendment Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

**Street Address:**  
Amendment Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

RECEIVED  
12 FEB 20 AM 8:23  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
CR2504 (8/05)

**STATEMENT OF CHANGE OF REGISTERED OFFICE OR REGISTERED AGENT OR BOTH FOR CORPORATIONS**

Pursuant to the provisions of sections 607.0502, 617.0502, 607.1508, or 617.1508, Florida Statutes, this statement of change is submitted for a corporation organized under the laws of the State of Florida in order to change its registered office or registered agent, or both, in the State of Florida.

1. The name of the corporation: Tuscany at Westside Homeowners Association, Inc.

2. The principal office address: 1637 E Vine Street, Suite 200 Kissimmee FL 34744

3. The mailing address (if different): \_\_\_\_\_

4. Date of incorporation/qualification: 02/02/2007 Document number: N07000001218

5. The name and street address of the current registered agent and registered office on file with the Florida Department of State: (If resigned, enter resigned)


resigned

6. The name and street address of the new registered agent (if changed) and /or registered office (if changed):

Domingo Sanchez  
1637 E Vine Street, Suite 200  
P.O. Box NOT acceptable  
Kissimmee, FL 34744


The street address of its registered office and the street address of the business office of its registered agent, as changed will be identical.

Such change was authorized by resolution duly adopted by its board of directors or by an officer so authorized by the board, or the corporation has been notified in writing of the change.

  
Signature of an officer or director

ANAS IGBR  
Printed or typed name and title

*I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent. Or, if this document is being filed merely to reflect a change in the registered office address, I hereby confirm that the corporation has been notified in writing of this change.*

  
Signature of Registered Agent

\_\_\_\_\_  
Date

If signing on behalf of an entity:

Domingo Sanchez  
Typed or Printed Name

\*\*\* FILING FEE: \$35.00 \*\*\*

MAKE CHECKS PAYABLE TO FLORIDA DEPARTMENT OF STATE  
MAIL TO: DIVISION OF CORPORATIONS, P.O. BOX 6327, TALLAHASSEE, FL 32314

This instrument was prepared by  
and after recording to be returned to:

Scott A. Cookson, Esquire  
CARLTON FIELDS, P.A.  
450 South Orange Avenue, Suite 500  
Orlando, Florida 32801  
407-849-0300

*[space above line for recording information]*

**QUIT CLAIM ASSIGNMENT OF DEVELOPER'S RIGHTS  
AND ASSIGNMENT OF DEVELOPMENT RIGHTS  
TUSCANY AT WESTSIDE**

**THIS QUIT CLAIM ASSIGNMENT OF DEVELOPER'S RIGHTS AND ASSIGNMENT OF DEVELOPMENT RIGHTS** (this "Assignment") is given this 25<sup>th</sup> day of OCTOBER, 2011 by **MAESBURY HOMES, INC.**, a Florida corporation, whose address is 3050 Michigan Ave., Kissimmee, FL 34744 ("Assignor") to **KLP CALABRIA LLC**, a Florida limited liability limited partnership, whose address is c/o Kolter Group, Inc., 8875 Hidden River Parkway, Suite 150, Tampa, FL 33637, its successors and assigns ("Assignee").

**WHEREAS**, Assignor was the original developer of that certain property located in Osceola County, Florida containing the residential subdivision project known as Tuscany at Westside (the "**Property**"); and

**WHEREAS**, the property is encumbered by that certain Declaration of Protective Covenants and Restrictions for Tuscany at Westside recorded February 19, 2007 in Official Records Book 03411, Page 2806, Public Records of Osceola County, Florida (collectively, the "**Declaration**"); and

**WHEREAS**, Assignor desires to transfer and assign to Assignee, its successors and assigns, all of its rights, if any, as Developer under the Declaration as well as all of its rights, if any, to any Development Rights (as defined herein) relating to the Property.

**NOW, THEREFORE**, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, the receipt is hereby acknowledged, Assignor and Assignee, its successors and assigns, hereby agree as follows:

1. **Recitals**. The foregoing Recitals are true and correct and are incorporated herein by this reference.

2. **Assignment of Developer's Rights**. Assignor hereby grants, sells, transfers, and delivers unto the Assignee, its successors and assigns, all rights of the Assignor, if any, as Developer under the Declaration and those under the Articles of Incorporation and Bylaws of Tuscany at Westside Homeowners Association, Inc., a Florida non-profit corporation (the "**Association**"). Assignor makes no representation or warranty, whether express, implied, at law or in equity of any kind or nature whatsoever with respect to any rights as Developer or with respect to the Association, including without limitation, whether any such rights exist, and if

such rights do exist, whether Assignor has any right, title, and/or interest, in law or in equity, in any such rights.

3. **Assignment of Development Rights.** Assignor hereby grants, sells, transfers, and delivers unto the Assignee, its successors and assigns, all rights of the Assignor, if any, to all development rights, entitlements, benefits, rights, privileges, exemptions, impact fee credits and concurrency approvals or reservations associated with ownership of the Property and any and all plans and permits, including, without limitation, any preliminary subdivision plan, consumptive water permit and/or surface and water management and/or discharge permit, and/or permit applications affecting the Property (the "**Development Rights**"). Assignor makes no representation or warranty, whether express, implied, at law or in equity of any kind or nature whatsoever with respect to such Development Rights, including without limitation, whether any such Development Rights exist, and if such Development Rights do exist, whether Assignor has any right, title, and/or interest, in law or in equity, in any such Development Rights.

4. **Acceptance of Assignment.** Assignee, its successors and assigns, hereby accept this Assignment and Assignee, its successors and assigns, hereby accept and assume all rights, title, interests, duties, restrictions, benefits and obligations of Assignor under the Declaration and the Articles of Incorporation and Bylaws of the Association.

5. **Resignations of Association Board of Directors/Officers.** Paul Oxley and Lindsey M. Oxley join in the execution of this Assignment to confirm that they no longer desire to be directors, officer or otherwise of the Association or under the Declaration. Paul Oxley and Lindsey M. Oxley will take whatever steps are reasonably necessary to resign their respective positions. Assignee shall have the right to elect and/or appoint substitute officers and members of the Board of Directors of the Association until the termination of Class B membership as defined in the Declaration.

6. **Recording.** Assignor and Assignee, its successors and assigns, hereby direct that this Assignment be recorded in the public records of Osceola County, Florida, to give notice of the terms and conditions set forth herein.

7. **Binding Obligations.** This Assignment shall be binding upon, and inure to the benefit of, the parties to this Assignment and their respective heirs, legal representatives, successors and assigns, and shall be construed in accordance with, and governed by, the laws of the State of Florida.

8. **Further Assurances.** The parties shall at their own cost and expense execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to evidence or carry out the intent and purposes of this Assignment or to show the ability to carry out the intent and purposes of this Assignment.

9. **Counterparts.** This Assignment may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same document.

[Signature page to follow]

IN WITNESS WHEREOF, the Assignor hereto has hereunto set its hand and seal effective as of the date first above written.

Signed, sealed and delivered in the presence of:

"Assignor"

MAESBURY HOMES, INC., a Florida corporation

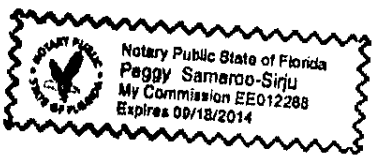
[Signature]  
Name: Rebecca Eaudious  
[Signature]  
Name: Shanita Wright

By: [Signature]  
Name: PAUL OXLEY  
Title: PRESIDENT

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 14TH day of OCTOBER 2011 by PAUL OXLEY, as PRESIDENT of MAESBURY HOMES, INC., a Florida corporation, on behalf of the company. He/She is () personally known to me or () has produced DL#CD40-680-46-43-0as identification.

[Signature]  
NOTARY PUBLIC  
Name: Peggy Samarra Sirju  
Serial No. EE 012288  
My Commission expires:

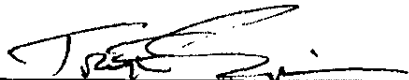



SECTION 5 OF THE ASSIGNMENT  
AGREED TO AND ACCEPTED BY:

By: [Signature]  
Paul Oxley

By: [Signature]  
Lindsey M. Oxley

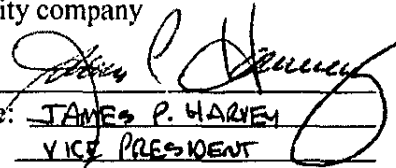
Signed, sealed and delivered  
in the presence of:

  
Name: TRAY E. SIMPSON

  
Name: BYRON T. LOPRESTE

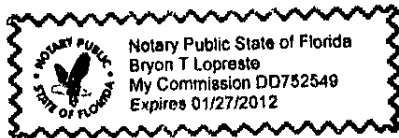
“Assignee”

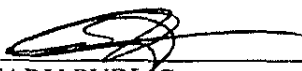
**KLP CALABRIA LLC**, a Florida limited  
liability company

By:   
Name: JAMES P. HARVEY  
Title: VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of OCTOBER, 2011 by JAMES P. HARVEY, as VICE PRESIDENT of **KLP CALABRIA LLC**, a Florida limited liability company, on behalf of the company. He/She is () personally known to me or () has produced \_\_\_\_\_ as identification.



  
NOTARY PUBLIC  
Name: BYRON T. LOPRESTE  
Serial No. DD752549  
My Commission expires: 01-27-2012