

Division of Corporations

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Florida Department of State  
Division of Corporations  
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**FLORIDA PROFIT/NON PROFIT CORPORATION**  
**Sleepy Hollow Properties of Florida Association, Inc**

Certificate of Status	0
Certified Copy	0
Page Count	07
Estimated Charge	\$70.00

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**ARTICLES OF INCORPORATION OF SLEEPY HOLLOW PROPERTIES OF FLORIDA ASSOCIATION, INC.**

The undersigned pursuant to Florida statutes, hereby forms a corporation not for profit under the laws of the State of Florida and adopts the following Articles of Incorporation for such corporation.

**ARTICLE I- NAME AND ADDRESS OF CORPORATION**

The name of the corporation shall be SLEEPY HOLLOW PROPERTIES OF FLORIDA ASSOCIATION, INC. The principal address of the corporation shall be 1501 Doby Circle Tampa Florida 33612. The mailing address of the corporation will be 1216 Bark Ridge Circle Hopkinsville KY 42240. Articles of Incorporation were previously filed and recorded with the Declaration of Condominium in O.R. Book 3873 Page 1471 public records of Hillsborough County, Florida. These Articles are intended to replace those Articles attached to said Declaration and an Amendment to the Declaration will be filed accordingly.

**ARTICLE II-PURPOSE AND DEFINITION**

The purpose for which the Association is organized is to provide an entity pursuant to the condominium act of the State of Florida for the operation of SLEEPY HOLLOW, A CONDOMINIUM located in Hillsborough County, Florida. The Association shall make no distribution of income to its members, directors or officers. The condominium act in effect at the time of recording of the Declaration shall be referred to as the "Condominium Act". Said condominium is herein referred to as "Condominium". The declaration for the Condominium as recorded in the public records of said county is referred to herein as the "Declaration of Condominium" or "Declaration". The Declaration was executed by the original Developer.

**ARTICLE III-POWERS**

The powers of the Association shall include and be governed by the following provisions:  
The Association shall have all of the common-law and statutory powers of a corporation not-for-profit not in conflict with the terms of these Articles, the Declaration or the Condominium Act

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The Association shall have all of the powers and duties set forth in the Condominium Act and the Declaration and all of the powers and duties reasonable necessary to operate the Condominium pursuant to the Declaration as it may be amended from time to time, including but not limited to the following:

- a. to make and collect assessments against members as unit owners to defray the costs, expenses and losses of the Condominium;
- b. To use the proceeds of assessments in the exercise of its powers and duties.
- c. To maintain, repair, replace and operate the condominium property, including easements.
- d. To purchase insurance upon the condominium property and insurance for the protection of the Association and its members as unit owners.
- e. To reconstruct improvements after casualty and to further improve the property.
- f. To make and amend reasonable regulations respecting the use of the property in the Condominium provided, however, that all such regulations and their amendments shall be approved by a majority of the Board of Directors before such shall become effective.
- g. To enforce by legal means the provisions of the Condominium Act, the Declaration, these Articles the By-Laws of the Association and the regulations for the use of the property in the Condominium.
- h. To contract for the management and maintenance of the Condominium and to authorize the management agent to assist the Association in carrying out its powers and duties by performing such functions as the collection of assessments, preparation of records, enforcement of rules and maintenance of common elements. The association and its officers and directors shall, however, retain at all times the powers and duties granted them by the Condominium Act, including but not limited to the making of assessments, promulgation of rules, and execution of contracts on behalf of the Association.
- i. To employ personnel to perform the services required for proper operation of the Condominium.
- j. To acquire and enter into agreements whereby it acquires leaseholds,

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memberships or other possessory or use interest in lands or facilities, including, but not limited to, country clubs, golf courses, marinas, and other recreational facilities, whether or not contiguous to the lands of the Condominium, intended to provide for the enjoyment, recreation or other use or benefit of the unit owners.

k. To acquire by purchase or otherwise acquire condominium parcels of the Condominium, subject , nevertheless to the provisions of the Declaration and/or By-laws relative thereto.

l. To approve or disapprove the transfer of units as may be provide by the Declaration and the By-laws.

m. To enter into agreements with other condominium associations, or other legal entities for the maintenance, replacement or repair of any properties used in common with others such as, but not limited to, roads or subdivision type improvements.

n. To pay liens or charges assessed against the Condominium as a whole.

All funds and the titles of all properties acquired by the association and their proceeds shall be held in trust for the members in accordance with the provisions of the Declaration, these Articles and the By-Laws.

The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration and the Condominium Act.

**ARTICLE IV-MEMBERS AND VOTING RIGHTS**

Every person or entity who is a record owner of a fee or undivided fee interest in any unit which is subject by covenants of record to assessment by the Association shall be a member of the Association, provided that any such person or entity who holds such interest merely as a security for the performance of any obligation shall not be a member.

Change in membership in the Association shall be established by recording in the Public records of Hillsborough County, Florida, a deed or other instrument establishing a record title to a unit. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

The Association shall have one class of voting membership which shall be all the owners of

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units within the condominium. The members shall be entitled to one vote for each unit in which they hold the interests required for membership. When more than one person holds such interest or interests in any unit, all such persons shall be members and the vote for such unit shall be exercised as they, among themselves, determine but in no event more than one vote be cast with respect to any such unit.

**ARTICLE-V-BOARD OF DIRECTORS AND OFFICERS**

The affairs of the Association will be managed by a Board consisting of the number of Directors determined by the By-Laws, but not less than three directors, and in the absence of such determination, shall consist of three Directors. Directors need not be members of the Association.

The Directors named in these Articles shall serve until such time as the unit owners elect new Directors at the annual meeting in the manner determined by the By-laws.

Directors may be removed and vacancies on the Board of Directors filled in the manner provided in the By-Laws.

The names and addresses of the members of the Board of Directors, who shall hold office until their successors are either elected or appointed and have qualified as provided in the By-Laws, or until removed as provided in the By-laws, are:

<u>NAME</u>	<u>STREET ADDRESS</u>
<b>Rita Parcel</b>	<b>100 Comella Woods Cove East Alton IL 62024</b>
<b>Dar Bryant</b>	<b>251 West Haller East Dalton IL 62024</b>
<b>Barbara Armstrong</b>	<b>1216 Bark Ridge Circle Hopkinsville KY 42240</b>
<b>Sherri Yates</b>	<b>212 Shawnee Drive Wood River IL 62905</b>

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The names and addresses of the initial Officers are as follows:

<b>President</b>	<b>Rita Parcel</b>	<b>100 Comella Woods Cove East Alton IL 62024</b>
<b>Vice-President</b>	<b>Dar Bryant</b>	<b>251 West Haller East Dalton IL 62024</b>
<b>Treasurer</b>	<b>Barbara Armstrong</b>	<b>1216 Bark Ridge Circle Hopkinsville KY 42240</b>
<b>Secretary</b>	<b>Sherri Yates</b>	<b>212 Shawnee Drive Wood River IL 62905</b>

The Officers named herein shall hold office until the first meeting of members at which time an election of Officers shall be held.

**ARTICLE VI-REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the registered office of this corporation in the state of Florida will be 884 South Dillard Street, Winter Garden, Florida 34787. The Board of Directors may from time to time move the registered office to any other address in Florida. The name of the initial registered agent of this corporation is Asma & Asma, P. A. The Board of Directors may from time to time designate a new registered agent.

**ARTICLE VII-AMENDMENT TO ARTICLES**

Amendments to the Articles shall be adopted in the following manner:

Notice of the subject matter of a proposed amendment shall be included in the notice to the owners of any meeting at which a proposed amendment is to be considered. Except as otherwise provided herein or in the Condominium Act or the Declaration, a resolution adopting a proposed amendment shall require the approval of unit owners entitled to vote not less than a majority of the votes of the Association.

The Articles may also be amended without a meeting by the written joinder and consent to the amendment by all of the Directors and all of the unit owners.

Provided, however that no amendment shall make any changes in the qualifications

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for membership not the voting rights of members, without approval in writing by all members and the joinder of all records owners. No amendment shall be made that is in conflict with the Condominium Act of the Declaration.

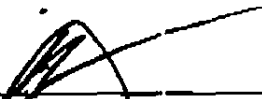
**ARTICLE VIII-INDEMNIFICATION**

The corporation shall indemnify any registered agent, officer, director, or incorporator, or any former registered agent, officer or director, to the full extent permitted by law against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him or her in connection with any proceeding or settlement of any proceeding to which he or she may be a party to in which he or she may become involved by reason of his or her being or having been a Director or Officer of the Association, whether or not he or she is a Director or Officer at the time such expenses are incurred, except when the Director or Officer is adjudged guilty of willful misfeasance or willful malfeasance in the performance of his or her duties; provided, that in the event of a settlement, the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Association. The foregoing rights of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

**ARTICLE IX - TERM**

The term of the Association shall be perpetual.

IN WITNESS WHEREOF, the undersigned incorporator has made and subscribed these Articles of Incorporation at 884 South Dillard Street, Winter Garden, Florida 34787, this 26 day of August 2016.

  
\_\_\_\_\_  
C. Nick Asma, Esquire

STATE OF FLORIDA  
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared C. Nick Asma known to me to be the individual described herein and who executed the foregoing Articles of Incorporation, and he acknowledged that he subscribed the said instrument for the uses and purposes set forth herein.

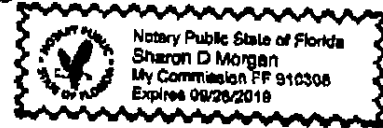
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WITNESS my hand and official seal in the County and State aforesaid this 26 day of August, 2016.

*Sharon D. Morgan*

Notary Public  
Print Name  
My commission Expires:



*Having been named as Registered Agent for the above stated Corporation and to accept service of process at the place designated in these Articles, 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 relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent as provided for in Florida Statutes.*

  
C. Nick Asma, Esquire  
ASMA & ASMA, P.A.  
884 S. Dillard Street  
Winter Garden, Florida 34787

Date: 8/26/16

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