

N19000009540

Welprocess

(Requestor's Name)

2957 Capital Park Dr #7

(Address)

(Address)

Tall, FL 32301

(City/State/Zip/Phone #)

PICK-UP

WAIT

MAIL

(Business Entity Name)

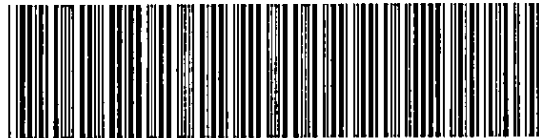
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2019 SEP 10 AM 10:31

FILED

SEP 11 2019

K. Brumbley

ARTICLES OF INCORPORATION

OF

Cross Creek Ranch Homeowners Association, Inc.

The undersigned to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the Chapter 617 of the Florida Statutes, hereby adopt the following Articles of Incorporation:

ARTICLE I.

NAME

The name of this Corporation is:

Cross Creek Ranch Homeowners Association, Inc. (the "Association").

ARTICLE II.

PERMITTED BUSINESSES AND ACTIVITIES

The Association may engage in every phase of any and all activities or businesses permitted by the laws of the United States and Chapter 617 of the Florida Statutes (the Florida Corporations Not for Profit Act) or any other state, territory, district, or possession of the United States and all such activities or businesses as may be permitted in any foreign country. Specifically, and without limiting the foregoing, this Association is designated for the purpose of establishing and enforcing certain covenants of the residence lots and common area within a certain subdivided tract of real property described in Attachment "A" hereto, and to promote the health, safety, and welfare of the residents within the described real property and such additions thereto as may hereafter be brought within the jurisdiction of this Association for such purpose.

In furtherance of such purposes, the Association will have the power to:

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA
FILED

(a) perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Restrictions, Easements, Limitations and Conditions (the "Declaration") applicable to the subdivision to be recorded in the public records of Polk County, Florida;

(b) affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed on the property of the Association;

(c) acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

(d) borrow money and, subject to the consent by vote or written instrument of at least 2/3 of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer will be effective unless an instrument has been signed by 2/3 of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation must have the consent by vote or written instrument of at least 2/3 of each class of members; and

(g) have and exercise all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes may now or hereafter have or exercise.

The Association is organized and will be operated exclusively for the above purposes. The activities of the Association will be financed by assessments on members as provided in the Declaration and no part of any net earnings will inure to the benefit of any member.

ARTICLE III.

TERM OF EXISTENCE

The existence of this Association is to begin at the time of incorporation and acknowledgment of these Articles of Incorporation and to continue perpetually thereafter or as otherwise provided by the governing documents of the Association.

ARTICLE IV.

PRINCIPAL OFFICE ADDRESS

The street address of the initial principal office of the Association in the State of Florida is 1107 Rolling Woods Ln, Lakeland, FL 33813. The Board of Directors may from time to time move the principal office to any other address in Florida, and may establish branch offices in such other place or places within or without the State of Florida as it may designate.

ARTICLE V.

REGISTERED AGENT

The Registered Agent of the Association and the address of the Registered Agent and Registered Office of the Association shall be as follows:

<u>Name</u>	<u>Address</u>
Eduardo F. Morrell	425 S. Florida Ave, Ste 101, Lakeland, FL 33801

ARTICLE VI.

ORIGINAL INCORPORATOR

The Original Incorporator is as follows:

<u>Name</u>	<u>Address</u>
Eduardo F. Morrell	425 S. Florida Ave, Ste 101, Lakeland, FL 33801

ARTICLE VII.
DIRECTORS

This Association shall have two (2) Directors initially. The number of Directors may be increased or diminished from time to time, as provided in the By-Laws.

ARTICLE VIII.

DIRECTORS' POWERS

The Board of Directors shall have the power to permit Contracts or other transactions between the Association and one or more of its Directors individually or businesses in which one or more of its Directors are interested, and to exercise such other powers of the Association as are not inconsistent with these Articles or with any By-Laws.

ARTICLE IX.

APPOINTMENT/ELECTION OF DIRECTOR(S)

The method of appointment or election of Directors shall be as stated in the Bylaws.

ARTICLE X.

AMENDMENTS

The Association reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation in the manner now or hereafter prescribed by law, and all rights conferred on members herein are granted and subject to this reservation. Every

amendment shall be approved by the Board of Directors, proposed by them to the members, and approved at a members' meeting by a majority of the members entitled to vote thereon or in such other manner as may be provided by law.

ARTICLE XI.

MEMBERS

Every person or entity who/which is a record owner of a fee or undivided fee interest in any lot which is subject by the Declarations to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, will be a member of the Association. Membership will be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

ARTICLE XII.

MEMBER CLASSES

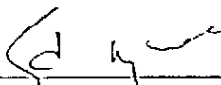
The Association will have two (2) classes of voting members, which are defined as follows:

Class A. Class A members will include all owners with the exception of the Developer, as that term is defined in the Declaration. Class A members will be entitled to vote for each lot owned. When more than one person holds an interest in any lot, all of those persons will be members. The vote for such lot will be exercised as such members determine among themselves, but in no event will more than one vote be cast with respect to any lot owned by Class A members.

Class B. Class B member will be the Developer, as that term is defined in the Declaration. The Developer will be entitled to 1 number of votes for each lot owned. Class B membership will cease and be converted to Class A membership as provided in the Declaration.

IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and seal, this 13th day of August, 2019, for the purpose of forming this Association under Chapter 617 of the

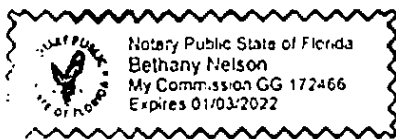
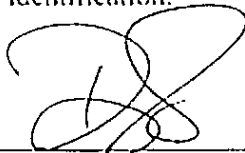
Florida Statutes, and I hereby make and file with the Department of State of the State of Florida,
these Articles of Incorporation, and certify that the facts herein stated are true.



Eduardo F. Morrell, Incorporator

STATE OF FLORIDA,
COUNTY OF POLK.

The foregoing instrument was acknowledged before me this 13th day of August, 2019, by Eduardo F. Morrell, who is personally known to me or who has produced _____ as identification.



My Commission Expires:

NOTARY PUBLIC

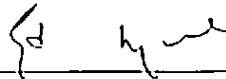
Bethany Nelson

(Type/Print/Stamp Name)

Serial Number, if any
NOTARIAL STAMP

Acknowledgement:

Having been named to accept service of process for the above Association at the place designated in these Articles of Incorporation, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.



Eduardo F. Morrell, Registered Agent



INSTR # 2018212952
 BK 169 Pgs 47-51 PG(s)5
 RECORDED 10/09/2018 09:01:24 AM
 STACY M. BUTTERFIELD, CLERK OF COURT
 POLK COUNTY
 RECORDING FEES \$90.00
 RECORDED BY rhonca#p

EXHIBIT "A"

Plat Name: CROSS CREEK RANCH

Section 14
Township 29 S
Range 23 E

STATE OF FLORIDA
 COUNTY OF POLK

FILED FOR RECORD this 9th day of October, 2018

Recorded in Plat Book: 169
 Page(s) ----- 47-51

Record verified 10/9/18

Stacy M. Butterfield
 Clerk of Circuit Court

By: *Jennifer Leidinger*
 Jennifer Leidinger
 Deputy Clerk

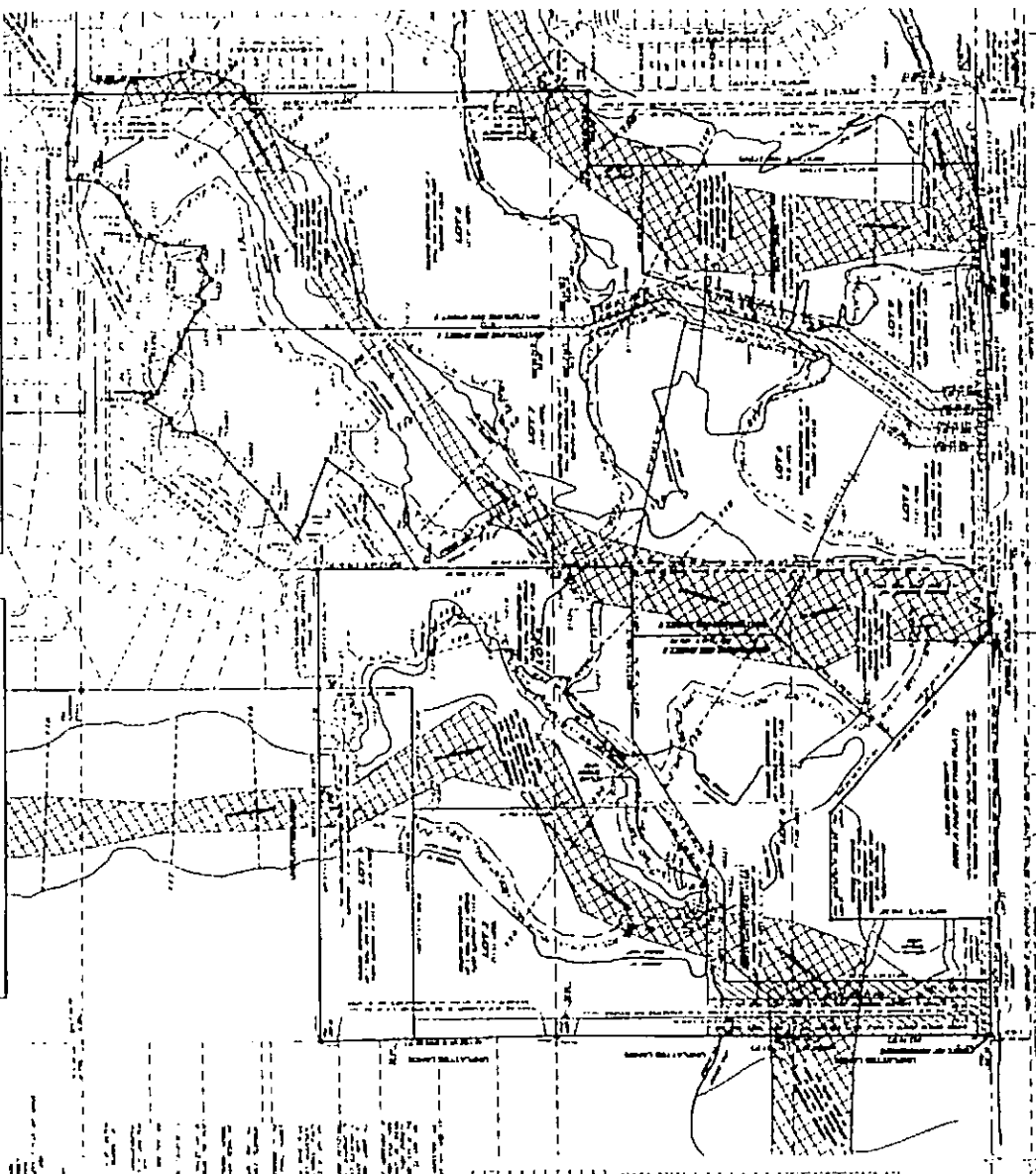


CROSS CREEK RANCH

A PORTION OF SECTION 14, TOWNSHIP 29 SOUTH
RANGE 23 EAST, POLK COUNTY, FLORIDA

NOTES
1. THIS PLAT SHOWS THE SUBDIVISION OF THE CROSS CREEK RANCH AS SHOWN ON PAGE 47 OF PLAT BOOK 1169, POLK COUNTY, FLORIDA.
2. THE SUBDIVISION OF THE CROSS CREEK RANCH IS IN ACCORDANCE WITH THE DEED AND THE DECLARATION OF TRUST HEREON.
3. THE SUBDIVISION OF THE CROSS CREEK RANCH IS SUBJECT TO THE RIGHTS OF THE BANK OF AMERICA NATIONAL ASSOCIATION, MEMPHIS, TENNESSEE, AS MORTGAGEE OF THE CROSS CREEK RANCH AS SHOWN ON PAGE 47 OF PLAT BOOK 1169, POLK COUNTY, FLORIDA.
4. THE SUBDIVISION OF THE CROSS CREEK RANCH IS SUBJECT TO THE RIGHTS OF THE BANK OF AMERICA NATIONAL ASSOCIATION, MEMPHIS, TENNESSEE, AS MORTGAGEE OF THE CROSS CREEK RANCH AS SHOWN ON PAGE 47 OF PLAT BOOK 1169, POLK COUNTY, FLORIDA.

ADDITIONAL NOTES
1. THE SUBDIVISION OF THE CROSS CREEK RANCH IS IN ACCORDANCE WITH THE DEED AND THE DECLARATION OF TRUST HEREON.
2. THE SUBDIVISION OF THE CROSS CREEK RANCH IS SUBJECT TO THE RIGHTS OF THE BANK OF AMERICA NATIONAL ASSOCIATION, MEMPHIS, TENNESSEE, AS MORTGAGEE OF THE CROSS CREEK RANCH AS SHOWN ON PAGE 47 OF PLAT BOOK 1169, POLK COUNTY, FLORIDA.



TENNESSEE LAND TRUST
THIS PLAT SHOWS THE SUBDIVISION OF THE CROSS CREEK RANCH AS SHOWN ON PAGE 47 OF PLAT BOOK 1169, POLK COUNTY, FLORIDA. THE SUBDIVISION OF THE CROSS CREEK RANCH IS IN ACCORDANCE WITH THE DEED AND THE DECLARATION OF TRUST HEREON. THE SUBDIVISION OF THE CROSS CREEK RANCH IS SUBJECT TO THE RIGHTS OF THE BANK OF AMERICA NATIONAL ASSOCIATION, MEMPHIS, TENNESSEE, AS MORTGAGEE OF THE CROSS CREEK RANCH AS SHOWN ON PAGE 47 OF PLAT BOOK 1169, POLK COUNTY, FLORIDA.

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INDEMNITY SCHEDULE

LOT NO.	ACRES	INDEMNITY AMOUNT	REMARKS
1	0.10	\$100.00	
2	0.10	\$100.00	
3	0.10	\$100.00	
4	0.10	\$100.00	
5	0.10	\$100.00	
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100	0.10	\$100.00	



CROSS CREEK RANCH

A PORTION OF SECTION 14, TOWNSHIP 29 SOUTH
RANGE 23 EAST, POLK COUNTY, FLORIDA



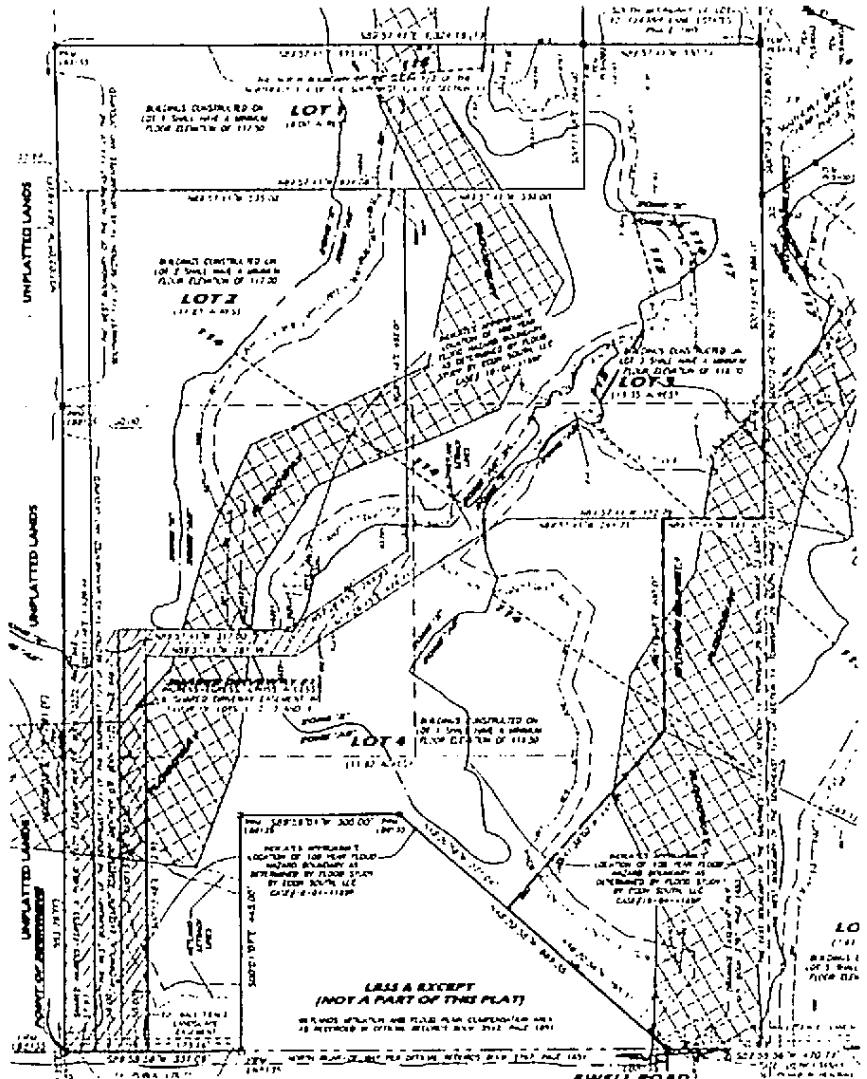
NOTICE
This plat is subject to all laws, rules and regulations of the State of Florida, and the Department of Natural Resources, relating to the protection of wetlands, waterways and other natural resources. The Department of Natural Resources is hereby notified of the filing of this plat and its contents. The Department of Natural Resources is hereby notified of the filing of this plat and its contents.

PERSONS HAVING INTERESTS
The persons having interests in the lands shown on this plat are listed in the accompanying table. The persons having interests in the lands shown on this plat are listed in the accompanying table.

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The persons having interests in the lands shown on this plat are listed in the accompanying table. The persons having interests in the lands shown on this plat are listed in the accompanying table.

APPROXIMATE WETLAND BUFFER LANDS

Lot No.	Area (Acres)	Notes
1	0.15	Wetland Buffer Land
2	0.20	Wetland Buffer Land
3	0.10	Wetland Buffer Land
4	0.25	Wetland Buffer Land
5	0.18	Wetland Buffer Land
6	0.12	Wetland Buffer Land
7	0.22	Wetland Buffer Land
8	0.16	Wetland Buffer Land
9	0.28	Wetland Buffer Land
10	0.14	Wetland Buffer Land
11	0.24	Wetland Buffer Land
12	0.17	Wetland Buffer Land
13	0.21	Wetland Buffer Land
14	0.19	Wetland Buffer Land
15	0.23	Wetland Buffer Land
16	0.15	Wetland Buffer Land
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18	0.10	Wetland Buffer Land
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20	0.18	Wetland Buffer Land
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28	0.21	Wetland Buffer Land
29	0.19	Wetland Buffer Land
30	0.23	Wetland Buffer Land
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33	0.10	Wetland Buffer Land
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89	0.19	Wetland Buffer Land
90	0.23	Wetland Buffer Land
91	0.15	Wetland Buffer Land
92	0.20	Wetland Buffer Land
93	0.10	Wetland Buffer Land
94	0.25	Wetland Buffer Land
95	0.18	Wetland Buffer Land
96	0.12	Wetland Buffer Land
97	0.22	Wetland Buffer Land
98	0.16	Wetland Buffer Land
99	0.28	Wetland Buffer Land
100	0.14	Wetland Buffer Land



NOTES AND LANDS

1. This plat is subject to all laws, rules and regulations of the State of Florida, and the Department of Natural Resources, relating to the protection of wetlands, waterways and other natural resources.
2. The Department of Natural Resources is hereby notified of the filing of this plat and its contents.
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10. The Department of Natural Resources is hereby notified of the filing of this plat and its contents.

PERSONS HAVING INTERESTS

Lot No.	Person	Interest
1	PLANNING SYSTEMS, INC.	OWNER
2	PLANNING SYSTEMS, INC.	OWNER
3	PLANNING SYSTEMS, INC.	OWNER
4	PLANNING SYSTEMS, INC.	OWNER
5	PLANNING SYSTEMS, INC.	OWNER
6	PLANNING SYSTEMS, INC.	OWNER
7	PLANNING SYSTEMS, INC.	OWNER
8	PLANNING SYSTEMS, INC.	OWNER
9	PLANNING SYSTEMS, INC.	OWNER
10	PLANNING SYSTEMS, INC.	OWNER

APPROXIMATE WETLAND BUFFER LANDS

Lot No.	Area (Acres)	Notes
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CROSS CREEK RANCH

A PORTION OF SECTION 14, TOWNSHIP 29 SOUTH,
RANGE 23 EAST, POLK COUNTY, FLORIDA

APPROXIMATE WETLAND SURVEY LINES

NO.	SECTION	TOWNSHIP	RANGE	COUNTY	FLORIDA	DATE	BY	REMARKS
1	14	29	23	POLK	FL	1/15/00	...	...

NOTES AND FINISHES

1. All areas shown on this plan which are designated as wetlands shall be protected in accordance with the provisions of the Florida Wetlands Act, Chapter 373, Florida Statutes, and the Federal Wetlands Protection Act, 33 CFR Part 329.

2. The wetlands shown on this plan are based on field observations and data collected during the survey. The wetlands may have changed since the date of the survey.

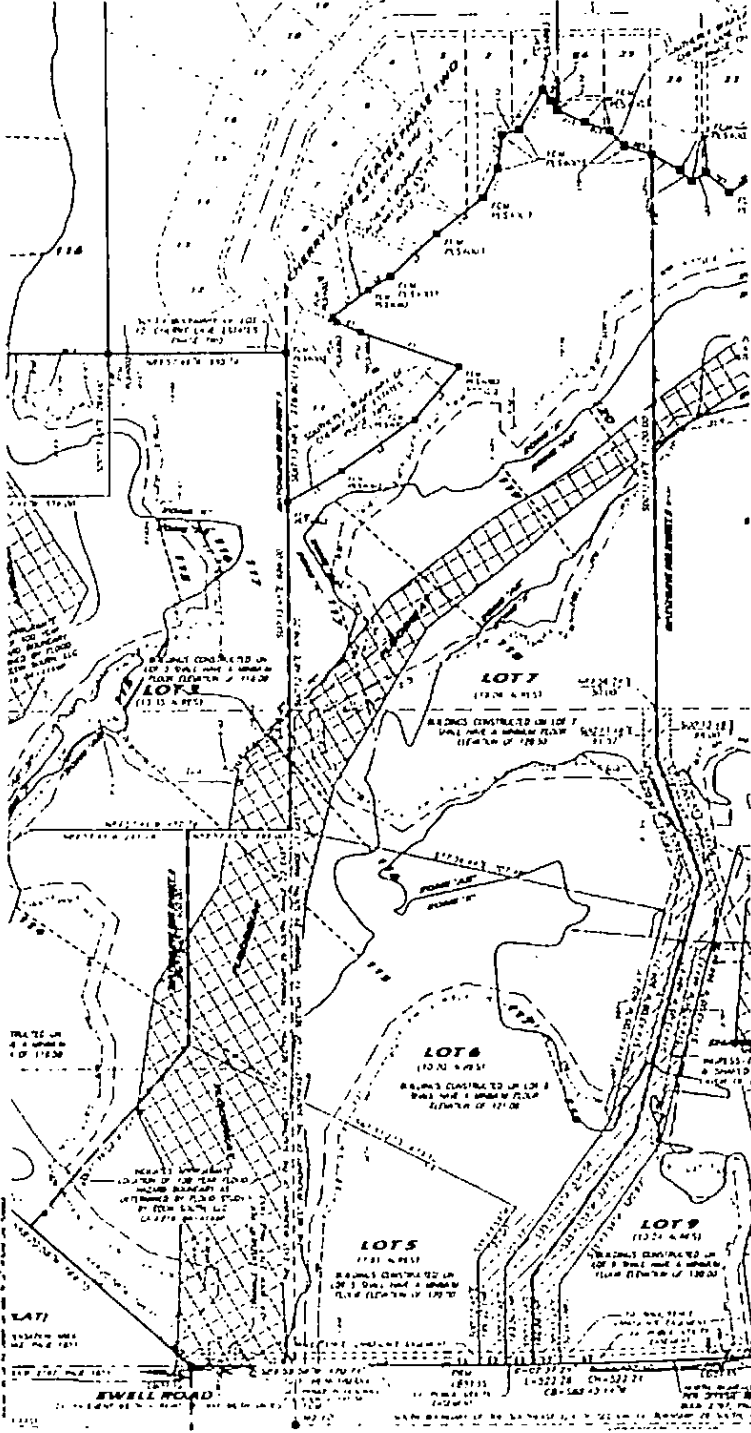
3. The wetlands shown on this plan are not to be used for any purpose other than those intended by the wetlands.



NO.	SECTION	TOWNSHIP	RANGE	COUNTY	FLORIDA	DATE	BY	REMARKS
1	14	29	23	POLK	FL	1/15/00	...	...

FLOOD HAZARD LIMITS NOTE
 The flood hazard limits shown on this plan are based on the Flood Hazard Study conducted by the Polk County Engineering Department in 1997. The flood hazard limits are shown on this plan for the portion of the property which is shown on this plan.

FLOOD HAZARD WARNING
 The property shown on this plan is located in a flood hazard area. The flood hazard area is shown on this plan. The flood hazard area is shown on this plan for the portion of the property which is shown on this plan.



NO.	SECTION	TOWNSHIP	RANGE	COUNTY	FLORIDA	DATE	BY	REMARKS
1	14	29	23	POLK	FL	1/15/00	...	...

NO.	SECTION	TOWNSHIP	RANGE	COUNTY	FLORIDA	DATE	BY	REMARKS
1	14	29	23	POLK	FL	1/15/00	...	...

NO.	SECTION	TOWNSHIP	RANGE	COUNTY	FLORIDA	DATE	BY	REMARKS
1	14	29	23	POLK	FL	1/15/00	...	...

PLANNING
 ARCHITECTURAL SERVICES

CROSS CREEK RANCH

A PORTION OF SECTION 14, TOWNSHIP 29 SOUTH,
RANGE 23 EAST, POLK COUNTY, FLORIDA

PLAT BOOK 109, PAGE 51
SHEET 5 OF 5



NOTED LAND LINGERS

1. The land shown on this plat is the land owned by the Florida Land Company, Inc. as shown on the plat of the Florida Land Company, Inc. dated and recorded in Plat Book 109, Page 51, Sheet 5 of 5, Polk County, Florida.
2. The land shown on this plat is the land owned by the Florida Land Company, Inc. as shown on the plat of the Florida Land Company, Inc. dated and recorded in Plat Book 109, Page 51, Sheet 5 of 5, Polk County, Florida.
3. The land shown on this plat is the land owned by the Florida Land Company, Inc. as shown on the plat of the Florida Land Company, Inc. dated and recorded in Plat Book 109, Page 51, Sheet 5 of 5, Polk County, Florida.
4. The land shown on this plat is the land owned by the Florida Land Company, Inc. as shown on the plat of the Florida Land Company, Inc. dated and recorded in Plat Book 109, Page 51, Sheet 5 of 5, Polk County, Florida.
5. The land shown on this plat is the land owned by the Florida Land Company, Inc. as shown on the plat of the Florida Land Company, Inc. dated and recorded in Plat Book 109, Page 51, Sheet 5 of 5, Polk County, Florida.

FLORIDA LAND COMPANY, INC.
10000 W. US HIGHWAY 90, SUITE 100
FORT WORTH, TEXAS 76132
TELEPHONE (817) 339-1111
FAX (817) 339-1112
WWW.FLORIDALAND.COM

FLORIDA LAND COMPANY, INC.
10000 W. US HIGHWAY 90, SUITE 100
FORT WORTH, TEXAS 76132
TELEPHONE (817) 339-1111
FAX (817) 339-1112
WWW.FLORIDALAND.COM

LOT	ACRES	OWNER	REMARKS
LOT 1	1.00	FLORIDA LAND COMPANY, INC.	
LOT 2	1.00	FLORIDA LAND COMPANY, INC.	
LOT 3	1.00	FLORIDA LAND COMPANY, INC.	
LOT 4	1.00	FLORIDA LAND COMPANY, INC.	
LOT 5	1.00	FLORIDA LAND COMPANY, INC.	
LOT 6	1.00	FLORIDA LAND COMPANY, INC.	
LOT 7	1.00	FLORIDA LAND COMPANY, INC.	
LOT 8	1.00	FLORIDA LAND COMPANY, INC.	
LOT 9	1.00	FLORIDA LAND COMPANY, INC.	
LOT 10	1.00	FLORIDA LAND COMPANY, INC.	
LOT 11	1.00	FLORIDA LAND COMPANY, INC.	
LOT 12	1.00	FLORIDA LAND COMPANY, INC.	
LOT 13	1.00	FLORIDA LAND COMPANY, INC.	
LOT 14	1.00	FLORIDA LAND COMPANY, INC.	
LOT 15	1.00	FLORIDA LAND COMPANY, INC.	
LOT 16	1.00	FLORIDA LAND COMPANY, INC.	
LOT 17	1.00	FLORIDA LAND COMPANY, INC.	
LOT 18	1.00	FLORIDA LAND COMPANY, INC.	
LOT 19	1.00	FLORIDA LAND COMPANY, INC.	
LOT 20	1.00	FLORIDA LAND COMPANY, INC.	
LOT 21	1.00	FLORIDA LAND COMPANY, INC.	
LOT 22	1.00	FLORIDA LAND COMPANY, INC.	
LOT 23	1.00	FLORIDA LAND COMPANY, INC.	
LOT 24	1.00	FLORIDA LAND COMPANY, INC.	
LOT 25	1.00	FLORIDA LAND COMPANY, INC.	
LOT 26	1.00	FLORIDA LAND COMPANY, INC.	
LOT 27	1.00	FLORIDA LAND COMPANY, INC.	
LOT 28	1.00	FLORIDA LAND COMPANY, INC.	
LOT 29	1.00	FLORIDA LAND COMPANY, INC.	
LOT 30	1.00	FLORIDA LAND COMPANY, INC.	
LOT 31	1.00	FLORIDA LAND COMPANY, INC.	
LOT 32	1.00	FLORIDA LAND COMPANY, INC.	
LOT 33	1.00	FLORIDA LAND COMPANY, INC.	
LOT 34	1.00	FLORIDA LAND COMPANY, INC.	
LOT 35	1.00	FLORIDA LAND COMPANY, INC.	
LOT 36	1.00	FLORIDA LAND COMPANY, INC.	
LOT 37	1.00	FLORIDA LAND COMPANY, INC.	
LOT 38	1.00	FLORIDA LAND COMPANY, INC.	
LOT 39	1.00	FLORIDA LAND COMPANY, INC.	
LOT 40	1.00	FLORIDA LAND COMPANY, INC.	
LOT 41	1.00	FLORIDA LAND COMPANY, INC.	
LOT 42	1.00	FLORIDA LAND COMPANY, INC.	
LOT 43	1.00	FLORIDA LAND COMPANY, INC.	
LOT 44	1.00	FLORIDA LAND COMPANY, INC.	
LOT 45	1.00	FLORIDA LAND COMPANY, INC.	
LOT 46	1.00	FLORIDA LAND COMPANY, INC.	
LOT 47	1.00	FLORIDA LAND COMPANY, INC.	
LOT 48	1.00	FLORIDA LAND COMPANY, INC.	
LOT 49	1.00	FLORIDA LAND COMPANY, INC.	
LOT 50	1.00	FLORIDA LAND COMPANY, INC.	

ADDITIONAL NOTES:

1. The land shown on this plat is the land owned by the Florida Land Company, Inc. as shown on the plat of the Florida Land Company, Inc. dated and recorded in Plat Book 109, Page 51, Sheet 5 of 5, Polk County, Florida.

2. The land shown on this plat is the land owned by the Florida Land Company, Inc. as shown on the plat of the Florida Land Company, Inc. dated and recorded in Plat Book 109, Page 51, Sheet 5 of 5, Polk County, Florida.

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