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Derrick Thompson

BOOTH COOK

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PORT RICHEY, FLORIDA 34668
Phone (727) 842-9105
Fax (727) 848-7601

July 21, 2020

Department of State
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

Re: Suncoast Landings Homeowners Association, Inc.

To Whom It May Concern:

Enclosed please find the original and a copy of the Articles of Incorporation for the above referenced, along with a check for the filing fees. Please file this and return the "stamped" copy to my office in the enclosed self-addressed, stamped envelope as soon as possible.

Thank you and if any further information is needed please call.

Sincerely,

BOOTH & COOK, P.A.

Stephen C. Booth, Esq.

/lan
encl.

ARTICLES OF INCORPORATION OF SUNCOAST LANDINGS HOMEOWNERS ASSOCIATION, INC.

A NOT FOR PROFIT FLORIDA CORPORATION

In compliance with the requirements of Florida Statutes 617, the undersigned, all of whom are residents of Pasco County, Florida, and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I.

The name of the corporation is **Suncoast Landings Homeowners Association, Inc.**, hereinafter called the "Association".

ARTICLE II.

The principal office of the Association is located at 9400 River Crossing Blvd., Suite 102, New Port Richey, Florida 34655.

ARTICLE III.

Alex R. Deeb, whose address is 9400 River Crossing Blvd., Suite 102, New Port Richey, Florida 34655, is hereby appointed the initial registered agent of this Association.

ARTICLE IV.

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence lots and Common Areas within that certain tract of property described on Exhibit "A" attached hereto and made a part hereof, and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Public Records of Hernando County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to 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 against the property of the Association;

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

(d) Borrow money, and with the assent of two-thirds (2/3) of each class of members mortgage, pledge, deed in 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 public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Areas, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) Operate and maintain common property, specifically the surface water management system including any mitigation areas as permitted by the Southwest Florida Water Management District including all lakes, retention areas, culverts and related appurtenances;

(h) Have and to exercise any and all powers, rights and privileges which a corporation organized under the non-profit corporation law of the State of Florida by law may now or hereafter have or exercise;

(i) To sue and be sued.

ARTICLE V.

The Declarant, to the extent provided in the Declaration, and every person or entity who is a record Owner of a fee or undivided fee interest in any unit and/or residential lot which is subject by the Declaration to assessments by the Association shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security

for performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any unit which is subject to assessment by the Association.

ARTICLE VI.

The affairs of this Association shall be managed by a Board of three (3) Directors who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

Name:	Alex R. Deeb, Stephanie Dieters, Marjorie H. Sindelar
Address:	9400 River Crossing Blvd., Suite 102, New Port Richey, FL 34655

ARTICLE VII.

The name and address of the subscriber to these Articles of Incorporation for the Association is:

Alex R. Deeb
9400 River Crossing Blvd., Suite 102
New Port Richey, FL 34655

ARTICLE VIII.

The affairs of this Association shall be administered by a President, Vice-President, Secretary and Treasurer, who need not be members of the Association. The following persons shall act in the capacity indicated until the selection of their successors in accordance with the By-Laws of the Association.

President/Director:	Alex R. Deeb
Vice President/Director:	Stephanie Dieters
Secretary/Treasurer/Director:	Marjorie H. Sindelar

ARTICLE IX.

The By-Laws of the Association will be adopted by a two-thirds (2/3) majority of the Board of Directors, all homeowners, lot owners, property owners or unit owners to be members.

ARTICLE X.

The corporation shall exist in perpetuity, but in the event that the Association is dissolved, the Common Area including the surface water management system shall be conveyed to an appropriate agency of local government, or if not accepted to a nonprofit corporation with similar purposes.

ARTICLE XI.

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members as set forth in the Declaration of Covenants, Conditions and Restrictions. Upon dissolution of the Association other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XII.

Amendment of these Articles shall require the assent of two thirds (2/3) of the entire membership.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation, this 10th day of ~~June~~ July, 2020.

Alex R. Deeb

I do hereby accept the duties of registered agent.

Alex R. Deeb

STATE OF FLORIDA
COUNTY OF PASCO

I HEREBY CERTIFY that on this day, before me a notary public duly authorized in the State and County above named to take acknowledgments, personally appeared in my physical presence, **Alex R. Deeb,** to me well known to be the person described in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he subscribed to these Articles of Incorporation.

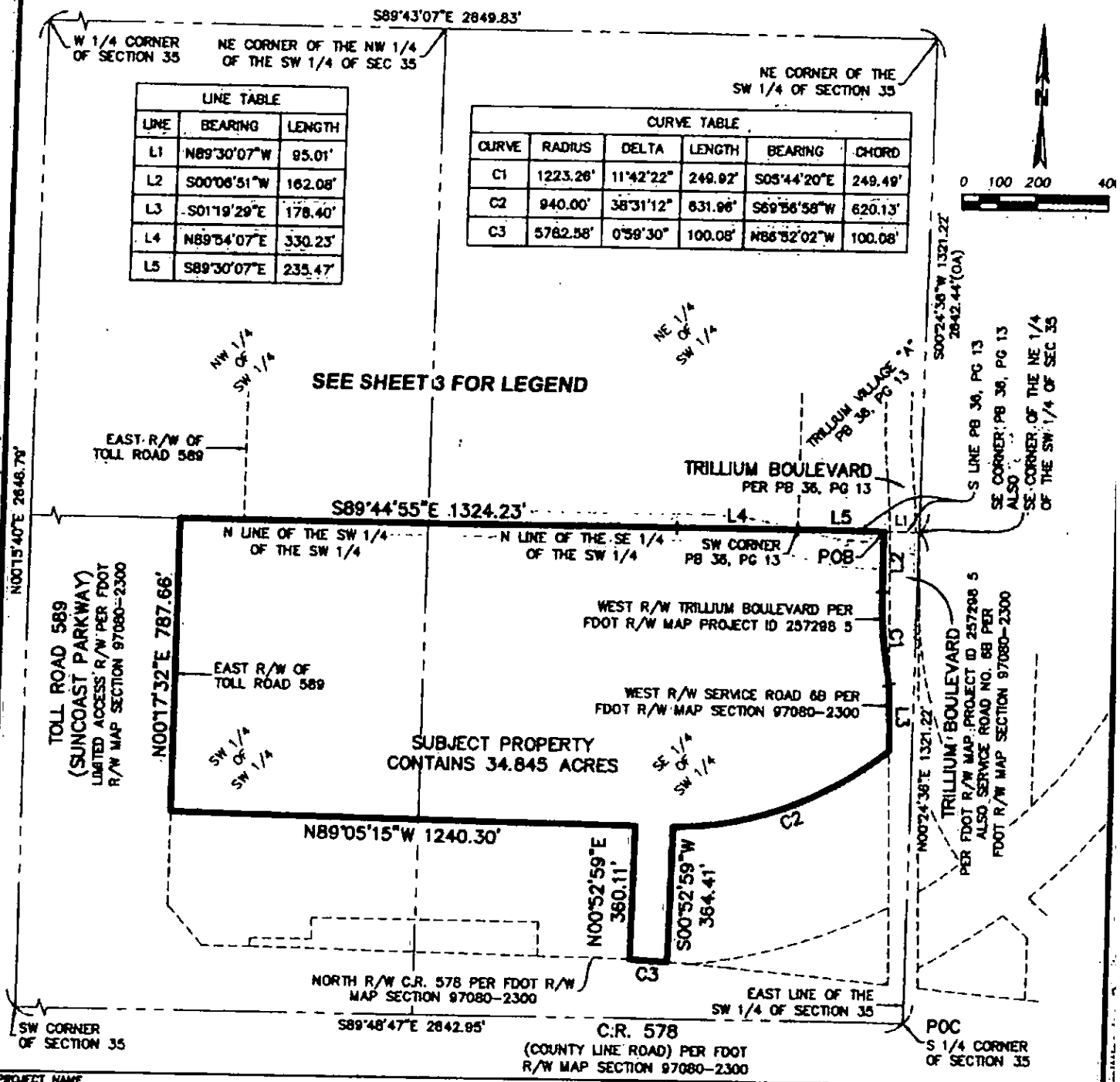
Witness my hand and seal in the County and State aforesaid this 10th day of ~~June~~ July, 2020.

MARJORIE H. SINDELAR
MY COMMISSION # GG 337641
EXPIRES: September 15, 2023
Bonded Thru Notary Public Underwriters

Notary Public

THIS IS NOT A SURVEY

SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°30'07"W	95.01'
L2	S00°06'51"W	162.08'
L3	S01°19'29"E	178.40'
L4	N89°54'07"E	330.23'
L5	S89°30'07"E	235.47'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1223.26'	11°42'22"	249.92'	S05°44'20"E	249.49'
C2	940.00'	38°31'12"	631.96'	S69°56'58"W	620.13'
C3	5762.58'	0°59'30"	100.08'	N86°52'02"W	100.08'

PROJECT NAME

SUNCOAST LANDING

SHEET NAME

SKETCH & DESCRIPTION OF RESIDENTIAL PARCEL LESS SMITH PROPERTY

DATE	PROJECT	DRAWN	QC	SCALE
5/13/2020	2020-1014-A	JEB	JEB	1" = 400'

Florida Land Design & Permitting

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fldandp.com
E-mail: info@fldandp.com
Engineer # - CA No. 33088
Survey # - LB8342

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

SKETCH AND LEGAL DESCRIPTION NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STATE OF FLORIDA

JOSEPH B. BECKMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA PLS 7124
CERTIFICATE OF AUTHORIZATION # LB 8342

May 13, 2020 @ 1:36pm C:\Users\beckman\appdata\local\temp\AcPublish_5604\1014_SUNC-Residential LESS Smith-Std.dwg - beckman

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LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35, NORTH 00°24'36" EAST, FOR 1,321.22 FEET TO THE SOUTHEAST CORNER OF TRILLIUM VILLAGE "A" AS RECORDED IN PLAT BOOK 36, PAGE 13 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAME BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 35; THENCE ALONG THE SOUTH LINE OF SAID TRILLIUM VILLAGE "A", NORTH 89°30'07" WEST, FOR 95.01 FEET TO THE WEST RIGHT-OF-WAY OF TRILLIUM BOULEVARD ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP PROJECT ID 257298 5, SAME BEING THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°06'51" WEST, FOR 162.08 FEET TO A POINT ON A CURVE TO THE LEFT; (2) SOUTHERLY 249.92 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,223.26 FEET, A CENTRAL ANGLE OF 11°42'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 05°44'20" EAST, FOR 249.49 FEET TO THE WEST RIGHT-OF-WAY OF SERVICE ROAD 6B ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 97080-2300; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 01°19'29" EAST FOR 178.40 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE WESTERLY 631.96 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 38°31'12", AND A CHORD BEARING AND DISTANCE OF SOUTH 69°56'58" WEST, FOR 620.13 FEET; THENCE SOUTH 00°52'59" WEST, FOR 364.41 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, SAME BEING A POINT ON THE NORTH RIGHT-OF-WAY OF COUNTY LINE ROAD ACCORDING TO AFORESAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 97080-2300; THENCE ALONG SAID NORTH RIGHT-OF-WAY, WESTERLY 100.08 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5,782.58 FEET, A CENTRAL ANGLE OF 00°59'30", AND A CHORD BEARING AND DISTANCE OF NORTH 86°52'02" WEST, FOR 100.08 FEET; THENCE NORTH 00°52'59" EAST, FOR 360.11 FEET; THENCE NORTH 89°05'15" WEST, FOR 1,240.30 FEET TO THE EAST RIGHT-OF-WAY OF TOLL ROAD 589 (SUNCOAST PARKWAY) ACCORDING TO SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 97080-2300; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 00°17'32" EAST, FOR 787.66 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 35; THENCE ALONG SAID

PROJECT NAME

SUNCOAST LANDING

SHEET NAME

SKETCH & DESCRIPTION OF RESIDENTIAL PARCEL LESS SMITH PROPERTY

Florida Land Design & Permitting

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Engineer # - CA No. 33088
Survey # - LB8342

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LEGAL DESCRIPTION: (CONTINUED)

NORTH LINE AND THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4, RESPECTIVELY, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°44'55" EAST, FOR 1324.23 FEET; (2) NORTH 89°54'07" EAST, FOR 330.23 FEET TO A SOUTHWEST CORNER OF AFORESAID TRILLIUM VILLAGE "A"; (3) ALONG THE SOUTH LINE OF SAID TRILLIUM VILLAGE "A", SOUTH 89°30'07" EAST, FOR 235.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 34.845 ACRES.

LEGEND:

FDOT= FLORIDA DEPARTMENT OF TRANSPORTATION
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY

SURVEYOR'S NOTES:

1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED. THE GEOMETRY OF THE SUBJECT PROPERTY IS BASED ON A BOUNDARY SURVEY PREPARED BY FLORIDA LAND DESIGN & PERMITTING TITLED "SUNCOAST LANDING", PROJECT NUMBER 2019-1014, DATED 5/4/2020.
2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4) BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING NORTH 00°24'36" WEST, AS SHOWN HEREON.
5) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

PROJECT NAME
SUNCOAST LANDING

SHEET NAME
SKETCH & DESCRIPTION OF RESIDENTIAL PARCEL LESS SMITH PROPERTY

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