



# COVER LETTER

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

**SUBJECT:** ANDERSON SNOW VILLAS 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:** Stephen C. Booth, Esq. - Booth & Cook, P.A.  
\_\_\_\_\_  
Name (Printed or typed)

7510 Ridge Road  
\_\_\_\_\_  
Address

Port Richey, Florida 34668  
\_\_\_\_\_  
City, State & Zip

727-842-9105  
\_\_\_\_\_  
Daytime Telephone number

Alex@deebcompanies.net

E-mail address: (to be used for future annual report notification)

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

**ARTICLES OF INCORPORATION  
OF  
ANDERSON SNOW VILLAS  
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 **Anderson Snow Villas 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 20<sup>th</sup> day of July, 2021.

*Alex R. Deeb*

Alex R. Deeb

I do hereby accept the duties of registered agent.

*Alex R. Deeb*

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 20<sup>th</sup> day of July, 2021.

*Catherine A. Penna*

Notary Public

*Catherine A. Penna*

