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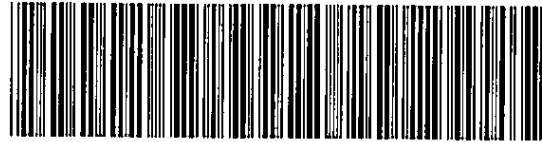
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2021 AUG 18 AM 1:37

SECRETARY OF STATE
TALLAHASSEE, FL

**ARTICLES OF INCORPORATION
OF
HICKORY HILL CIVIC ASSOCIATION, INC.
A Florida Corporation Not For Profit**

The undersigned Incorporator, a resident of the State of Florida and of full age, hereby makes, subscribes, acknowledges and files with the Department of State of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida.

**ARTICLE I
NAME**

The name of this corporation is HICKORY HILL CIVIC ASSOCIATION, INC., a Florida corporation not for profit, (hereinafter called the "Association").

**ARTICLE II
PRINCIPAL PLACE OF BUSINESS AND REGISTERED AGENT**

This Association's principal office is 3282 Hickory Lane, Longwood, FL 32779, and its registered agent is Deborah (Debbie) Morris, 3282 Hickory Lane, Longwood, FL 32779. Both this Association's principal office and registered agent maybe changed from time to time by the Board of Directors as provided by law.

**ARTICLE III
PURPOSE**

This Association does not contemplate pecuniary gain or profit to its members and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the lots and common properties of the area known as Hickory Hill in Seminole County, Florida, being more particularly described in Plat Book 15, Page 69, Seminole County Public Records in Seminole County, Florida, and any other property brought within the jurisdiction of the Association pursuant to the Declaration, as hereinafter defined.

**ARTICLE IV
BOARD OF DIRECTORS**

This Association's affairs are managed by a Board of Directors composed of five (5) Directors. The manner in which the Directors are elected or appointed shall be as provided for in the Bylaws. Any Director may succeed himself or herself in office.

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TALLAHASSEE, FL

ARTICLE V POWERS

Without limitation this Association is empowered to:

(a) Declaration. Exercise all rights, powers, privileges and perform all duties, of this Association set forth in that certain Restrictions for Hickory Hill, as amended from time to time (hereinafter called the "Declaration"), applicable to the Property recorded in the Public Records of Seminole 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 in full.

(b) Property. In any lawful manner to acquire, own, hold, improve, manage, operate, maintain, repair, replace, operate, insure, convey, sell, lease, transfer, assign, and otherwise dispose of property of any nature whatsoever, real, personal, or mixed, tangible or intangible, in connection with this Association's affairs, subject to any limitations set forth in the Declaration and the Bylaws of the Association.

(c) Assessments. Fix, levy, collect, and enforce by any lawful means all charges or assessments, including fines and reserves for deferred maintenance, repair and replacement of capital assets, established by, or pursuant to, the Declaration; and to use and expend the proceeds of assessments in the exercise of its powers and duties hereunder.

(d) Costs. Pay all costs, expenses, and obligations lawfully incurred in connection with this Association's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against this Association's property.

(e) Rules. From time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use and appearance of the Lots, Common Property, Areas of Common Responsibility and any Association Property consistent with the rights and duties established by the Declaration and these Articles.

(f) General. Have and exercise all common law rights, powers, and privileges and those that a Florida homeowners association and a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration or these Articles, or reasonably necessary to effectuate the exercise of any right, power or privilege so granted.

(g) Insure. Insure the Common Property, the Areas of Common Responsibility and the Association Property against all hazards and liabilities and insure the corporation and its Officers and Directors against their errors and omissions and obtain fidelity bonding and such other coverage as maybe required by the Declaration.

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TALLAHASSEE, FL
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or by the Board as being necessary and appropriate.

(h) Enforcement. Enforce by legal means the obligations of the Members of the corporation, the provisions of the Declaration, and the provisions of a dedication or conveyance of the Common Property to the corporation with respect to the use and maintenance thereof and the use and maintenance of the Lots.

(i) Observe and comply with the requirements for subdivisions imposed by Seminole County.

ARTICLE VI MEMBERSHIP

Every person who from time to time holds the record fee simple title to, or any undivided fee simple interest in, any Lot within Hickory Hill, as provided in Plat Book 15, at Page 69 of the Official County Records of Seminole County, Florida, and who has proven ownership of such interest by providing a copy of same to the Association, is subject to the provisions of the Declaration, is a Member of this Association. Membership is appurtenant to, and may not be separated from ownership of at least one Lot that is subject to the provisions of the Declaration, and membership may not be transferred other than by transfer of title to such Lot. Each membership is transferred automatically by conveyance of title of a Lot.

ARTICLE VII VOTING RIGHTS

The voting rights of the Members shall be as designated in the Declaration or Bylaws.

ARTICLE VIII INCORPORATOR

The name and address of the incorporator is:

Michael Shaper
3300 Horseshoe Drive
Longwood, FL 32779

ARTICLE IX BYLAWS

This Association's Bylaws will be adopted and amended as provided in the Bylaws.

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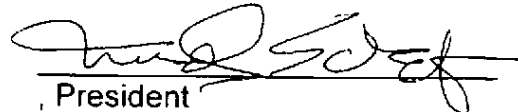
**ARTICLE X
AMENDMENTS**

Amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, provided that each such amendment must have the approval by affirmative vote or in writing of two-thirds (2/3) of all voting interests.

**ARTICLE XI
INTERPRETATION**

Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of the Articles. Without limitations, all terms defined in the Declaration have the same meaning where used in these Articles. By subscribing and filing these Articles, the incorporators intend its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Amendment this 12 day of August, 2021.


, President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12 day of August, 2021, by Mike Schaper, as President of Hickory Hill Civic Association, Inc., who is personally known to me or has produced _____ as identification.



Stacy Froehlich Arcand
Notary Public
Print name: Stacy Froehlich Arcand
My Commission Expires: 8/7/2025


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TALLAHASSEE, FLORIDA
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**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE
SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA AND NAMING THE
REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED.**

HICKORY HILL CIVIC ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, as a corporation not for profit with its principal office, as indicated in its Articles of Incorporation, at 3282 Hickory Lane, Longwood, Florida 32779, has named Deborah Morris, whose business office is 3282 Hickory Lane, Longwood, FL 32779, as its registered agent to accept service of process within Florida.

ACCEPTANCE

Having been named to accept service of process for the foregoing corporation at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes, including the duties and obligations imposed by Section 607.0505, relative to the proper and complete performance of my duties.

Name: 
Print Name: Deborah Morris
Title: Registered Agent
Date: August 12, 2021

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TALLAHASSEE, FL

WEAN & MALCHOW, P.A.

ATTORNEYS AT LAW

PAUL LEONARD WEAN, JD *
(Of Counsel)

HELENA GUTIERREZ MALCHOW, JD**

JAMES E. OLSEN, JD**
ERYN M. MCCONNELL, JD**

646 EAST COLONIAL DRIVE
ORLANDO, FLORIDA 32803

SABRINA S. MILLER †
STACY F. ARCAND †

(* ALSO MEMBER OF MA BAR)
(**BOARD CERTIFIED CONDO & PLANNED DEV. LAWYER)

(407) 999-7780
(800) 895-WEAN
FAX (407) 999-LAW 1
<http://www.wmlo.com>

(† PARALEGAL)

August 13, 2021

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

RE: Hickory Hill Civic Association, Inc.

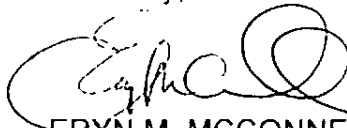
Dear Sir or Madam:

Please find enclosed the Articles of Incorporation for Hickory Hill Civic Association, Inc. We have enclosed both the original and a copy of same, along with the payment for the Filing Fee.

The Association received approval of its revived declaration of covenants and other governing documents from the Department of Economic Opportunity, and are hereby filing its articles of incorporation in accordance with Section 720.407, Fla. Stat., since they were not previously filed with the division.

If there are any questions, please feel free to contact our office and we will be happy to assist you. Thank you for your assistance and attention to this matter.

Sincerely,



ERYN M. MCCONNELL,
BCS Condominium and Planned
Development Law

EMM/fms
Enclosure

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TALLAHASSEE, FL