

N95000000991

TAR DEVELOPMENT  
7829 GREENBRIAR PARKWAY  
ORLANDO, FLORIDA 32819  
407/354-0055

February 20, 1995

State of Florida  
Division of Corporations  
409 E. Gaines Street  
Tallahassee, FL 32399

500 0001 4 1 20 95  
407/354-0055  
\*\*\*\*\*50

Re: Northridge Lake County

To Whom it May Concern:

Enclosed please find Check No. 9181 in the amount of \$122.50 to cover the cost of filing the enclosed fully executed Articles of Incorporation for the above referenced corporation.

Please return a certified copy of the Articles of Incorporation to me for my files.

Thank you.

Very truly yours,



Nancy A. Rossman

NAR/sma

Enclosure

FILED  
55 FEB 28 AM 8 54  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

N95-4129

RECEIVED FEB 2 1995



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

February 23, 1995

STAR DEVELOPMENT  
ATTN: NANCY A. ROSSMAN  
7829 GREENBRIAR PARKWAY  
ORLANDO, FL 32819

SUBJECT: NORTHRIDGE LAKE COUNTY HOMEOWNERS ASSOCIATION,  
INC.  
Ref. Number: W95000004129

We have received your document for NORTHRIDGE LAKE COUNTY HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6972.

Doris Brown  
Document Specialist

Letter Number: 695A00008260

*Please return a certified copy of the  
Articles of Incorporation to me for my files.*

ARTICLES OF INCORPORATION  
OF  
NORTHRIDGE LAKE COUNTY HOMEOWNERS ASSOCIATION, INC.  
(A CORPORATION NOT FOR PROFIT)

In compliance with the requirements of Chapter 617 (Part 1) of the Florida Statutes, the undersigned, all of whom are residents of Florida and all of whom are 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 NORTHRIDGE LAKE COUNTY HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association".

ARTICLE II

The principal office of the Association is located at 7829 Greenbriar Parkway, Orlando, Florida 32819.

ARTICLE III

Nancy A. Rossman, whose address is 7829 Greenbriar Parkway, Orlando, Florida 32819, is hereby appointed the initial registered agent of this Association.

ARTICLE IV  
PURPOSES AND POWERS OF THE ASSOCIATION

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 of the Common Areas within Northridge Subdivision described as follows:

See Exhibit "A" attached hereto

and to promote the health, safety and welfare of the residents within said subdivision and any additions thereto as may hereafter be brought within the jurisdiction of this Association. In furtherance of their purposes, the Association shall have the power to:

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SECRETARY OF STATE  
TALLAHASSEE FLORIDA

(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 and Restrictions, (hereinafter called the "Declaration"), applicable to the NORTHRIDGE SUBDIVISION and recorded in Official Records Book \_\_\_\_\_, Pages \_\_\_\_\_, Public Records of Lake County, Florida, and as the same may be further 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, 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 Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area;

(g) 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;

(h) operate and maintain the Common Area, specifically the surface water management system as permitted by the St. Johns River Water Management District including, but not limited to all lakes, retention areas, culverts and related appurtenances, if any;

(i) contract for services to provide the services for operation and maintenance of the Common Area.

ARTICLE V  
MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants or record to assessment by the Association, including contract purchasers, shall automatically be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI  
VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A member(s) shall consist of Declarant (as defined in the Declaration). Only the Class A member shall be entitled to vote in the affairs of the Association until such time as the earliest of the following date occurs (hereinafter referred as the "Conversion Date"):

(a) the date Declarant (or its successors or assigns) voluntarily relinquishes control of the Association to the Class B members;

(b) the date Declarant (or its successors or assigns) conveys the last Lot owned by Declarant to a third party; or

(c) December 31, 2001

The Class A member shall have one vote for each Lot owned. Upon the occurrence of the Conversion Date, the Association shall succeed Declarant as Declarant and shall succeed to all of the rights, obligations and powers of Declarant.

Class B. Class B shall consist of all owners with the exception of Declarant and Declarant's successors and assigns. Class B members shall not be entitled to vote upon decisions concerning the Northridge Subdivision or the Association until the Conversion Date. Following the Conversion Date, both Class A and Class B members shall be entitled to vote in the affairs of the Association on the basis of one vote for each Lot owned. In the event that two or more parties hold an interest in any Lot, the vote for such Lot shall be exercised as such parties may determine,

but in no event may more than one vote be cast with respect to any Lot. Decisions of the members shall be rendered in accordance with the provisions of the By-Laws of the Association.

ARTICLE VII  
BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors composed of three (3) directors. Directors 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:

<u>Name</u>	<u>Address</u>
Norman A. Rossman	7829 Greenbriar Parkway, Orlando, Florida
Nancy A. Rossman	7829 Greenbriar Parkway, Orlando, Florida
Ruth J. Rossman	7829 Greenbriar Parkway, Orlando, Florida

At the first annual meeting, the members shall elect one (1) director for a term of one (1) year and one (1) director for a term of two (2) years; and at each annual meeting thereafter the members shall elect a new director for a term of three (3) years.

ARTICLE VIII  
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than three-fourths (3/4) of each class of members. 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.

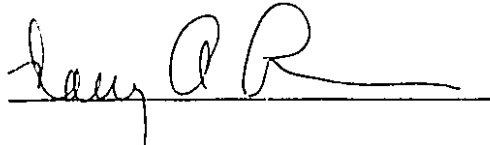
ARTICLE IX  
DURATION

The corporation shall exist perpetually.

ARTICLE X  
AMENDMENTS

Amendment of these Articles shall require the assent of three-fourths (3/4) of the membership entitled to vote.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 24 day of February, 1995.

  
\_\_\_\_\_

DESIGNATION AND  
ACCEPTANCE OF REGISTERED AGENT

Having been named as Registered Agent for the above stated Association, the undersigned hereby agrees to act in this capacity, and the undersigned further agrees to comply with the provisions of all statues relative to the property and complete performance of the undersigned's duties.

  
\_\_\_\_\_

Dated: February 24, 1995

FILED  
95 FEB 28 AM 8 35  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA







N95000000971

**Northridge Lake County Homeowners Association, Inc.**

7829 Greenbriar Parkway  
Orlando, Florida 32819  
(7) 354-0055 • FAX (407) 354-0056

FILED  
96 AUG 19 AM 8:14  
TALLAHASSEE, FLORIDA

August 1, 1996

Division of Corporations  
P.O. Box 6327  
Tallahassee, Florida 32314

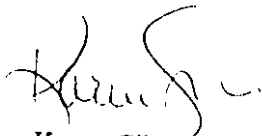
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-08/06/96--01063--020  
\*\*\*\*\*35.00 \*\*\*\*\*35.00

Enclosed please find Articles of Amendment to Articles of Incorporation of Northridge Lake County Homeowners Association, Inc. along with a check in the amount of \$35.00 for recording fees.

Please record and return the original recorded document in the enclosed self addressed/ stamped envelope.

If you have any questions please don't hesitate to call.

Thank you.



Karen Gilmore

Amend

VS AUG 29 1996



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

August 13, 1996

KAREN GILMORE  
NORTHRIDGE LAKE COUNTY HOMEOWNERS ASSOC.  
7829 GREENBRIAR PKWY.  
ORLANDO, FL 32819

SUBJECT: NORTHRIDGE LAKE COUNTY HOMEOWNERS ASSOCIATION,  
INC.  
Ref. Number: N95000000971

We have received your document for NORTHRIDGE LAKE COUNTY HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

If there are MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) the date of adoption of the amendment by the members and (2) a statement that the number of votes cast for the amendment was sufficient for approval.

If there are NO MEMBERS OR MEMBERS ENTITLED TO VOTE on a proposed amendment, the document must contain: (1) a statement that there are no members or members entitled to vote on the amendment and (2) the date of adoption of the amendment by the board of directors.

The document must be signed by the chairman, any vice chairman of the board of directors, its president, or another of its officers.

Please correct your document to reflect that it is filed pursuant to the correct statute number.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6909.

Velma Shepard  
Corporate Specialist

Letter Number: 096A00038439

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95 AUG 19 AM 11:29  
DIVISION OF CORPORATIONS

**ARTICLES OF AMENDMENT  
TO ARTICLES OF INCORPORATION  
OF  
NORTHRIDGE LAKE COUNTY HOMEOWNERS ASSOCIATION, INC.**

FILED  
96 AUG 19 AM 8:44  
ORLANDO  
FLORIDA

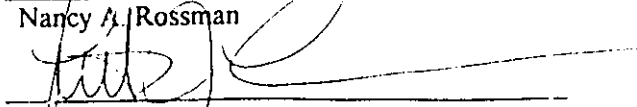
Pursuant to Section 607.1006 of the Florida Business Corporation Act, the undersigned corporation, Northridge Lake County Homeowners Association, Inc. (the "Corporation") hereby adopts and files the following Articles of Amendment to its Articles of Incorporation:

1. The Articles of Incorporation are hereby amended to delete subsection (b) of Article VI under "Class 4" and substitute the following therefore:  
  
"(b) the date Declarant (or its successors or assigns) conveys seventy-five percent (75%) of the Lots owned by Declarant to a third party; or".
  
2. The Articles of Incorporation are hereby amended to add a new Article XI as follows:  
  
"Article XI  
HUD/VA Approval  
  
Annexation of additional properties, merges and consolidations, mortgaging of Common Area, dissolution and Amendment of the Articles, requires prior approval of HUD/VA as long as there is a Class B membership pursuant to Article VI."
  
3. The foregoing Amendment to the Articles of Incorporation of the Corporation was adopted by written consent of all of the directors of the Corporation as of and effective the date hereof, and such consent is sufficient approval of such amendment and no members are entitled to vote on the proposed Amendment.

IN WITNESS WHEREOF, these Articles of Amendment have been executed by the undersigned as of the 1st day of August, 1996.

**BOARD OF DIRECTORS**

  
\_\_\_\_\_  
Nancy A. Rossman

  
\_\_\_\_\_  
Ruth J. Rossman

nrthridge/amendart.doc