

# 795000001855

**CAPITAL CONNECTION, INC.**

417 E. Virginia St., Suite 1, Tallahassee, FL 32301, (904)224-8870  
 Mailing Address: Post Office Box 10349, Tallahassee, FL 32302  
 TOLL FREE: No. 1-800-342-8062  
 FAX (904) 222-1222

NAME \_\_\_\_\_  
 FIRM \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PHONE ( ) \_\_\_\_\_

Service: Top Priority \_\_\_\_\_ Regular \_\_\_\_\_  
 One Day Service Two Day Service

To us via \_\_\_\_\_ Return via \_\_\_\_\_

Master No.: \_\_\_\_\_ Express Mail No. \_\_\_\_\_

State Fee \$ \_\_\_\_\_ Our \$ \_\_\_\_\_

05/19/95  
 10:00 AM  
 RECEIVED  
 CAPITAL CONNECTION, INC.  
 417 E. VIRGINIA ST.  
 SUITE 1  
 TALLAHASSEE, FL 32301

*APK/9/95*

REQUEST	TAKEN	CONFIRMED	APPROVED
DATE _____	_____	_____	_____
TIME _____	_____	_____	CK No. _____
BY <i>APK</i>	_____	_____	_____

WALK-IN Will Pick Up *7-19 1200*

RE: Pine Ridge Hollow  
Phase II Homeowners'  
Association, Inc. C.C.F.E. DISBURSED

- Capital Express™
- Art. of Inc. File
- Corp. Record Search
- Ltd. Partnership File
- Foreign Corp. File
- ( ) Cert. Copy(s)
- Art. of Amend. File
- Dissolution/Withdrawal
- C U S-
- Fictitious Name File
- Name Reservation
- Annual Report/Statement
- Reg. Agent Service
- Document Filing
- Corporate Kit
- Vehicle Search
- Driving Record
- Document Retrieval
- UCC 1 or 3 File
- UCC 11 Search
- UCC 11 Retrieval
- File No.'s, \_\_\_\_\_ Copies
- Courier Service
- Shipping/Handling
- Phone ( ) \_\_\_\_\_
- Top Priority \_\_\_\_\_
- Express Mail Prop \_\_\_\_\_
- FAX ( ) \_\_\_\_\_ pgs.

ENCLOSURE 459873  
 04/19/95--01014--019  
 \*\*\*122.50\*\*\*

RECEIVED  
 CAPITAL CONNECTION, INC.  
 417 E. VIRGINIA ST.  
 SUITE 1  
 TALLAHASSEE, FL 32301

SUBTOTALS	
FEE.....	\$ _____
DISBURSED.....	\$ _____
SURCHARGE.....	\$ _____
TAX on corporate supplies.....	\$ _____
SUBTOTAL.....	\$ _____
PREPAID.....	\$ _____
BALANCE DUE.....	\$ _____
	\$ _____

Please remit invoice number with payment  
**TERMS: NET 10 DAYS FROM INVOICE DATE**  
 1 1/2% per month on Past Due Amounts  
 Past 30 Days, 18% per Annum

**THANK YOU**  
 from  
 Your Capital Connection

GRAHAM, CLARK, JONES, PRATT & MARKS  
ATTORNEYS AT LAW

600 NORTH NEW YORK AVENUE  
POST OFFICE DRAWER 1000  
WINTER PARK, FLORIDA 32790  
TELEPHONE (407) 647-4488  
TELECOPIER (407) 740-7060

33 NORTH ORANGE AVENUE  
SUITE 1025  
ORLANDO, FLORIDA 32801  
TELEPHONE (407) 640-8740  
TELECOPIER (407) 428-0800

MARY W. CHRISTIAN  
SCOTT D. CLARK  
JOHN L. DE MANI  
JESSE E. GRAHAM  
JESSE E. GRAHAM, JR.  
LAURA L. JACOBS  
FREDERICK W. JONES  
HOWARD S. MARKS  
JAMES R. PRATT  
GROFFNEY D. WITHERS

PLEASE REPLY TO

April 18, 1995

Bureau of Corporate Records  
Division of Corporations  
Department of State  
P. O. Box 6327  
Tallahassee, Florida 32314

RE: Pine Ridge Hollow Phase II Homeowners' Association, Inc.  
Our File Number: 2247-1

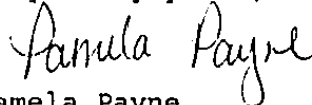
Dear Sir or Madam:

Enclosed please find one original and one photocopy of the Articles of Incorporation for the above referenced corporation for filing, together with check number 023491 in the amount of \$122.50 for the required filing fees as follows:

Filing Fees	\$ 35.00
Certified Copy	\$ 52.50
Registered Agent Designation	\$ 35.00
TOTAL	\$122.50

Please return the certified copy to me at the address listed above. If you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,



Pamela Payne  
Real Estate and Probate Department

Enclosures

FILED  
95 APR 19 PM 10  
TAMPA

ARTICLES OF INCORPORATION  
OF  
PINE RIDGE HOLLOW PHASE II HOMEOWNERS' ASSOCIATION, INC.,  
a Florida corporation not-for-profit

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We the undersigned, pursuant to Chapter 617, Florida Statutes, hereby associate ourselves together for the purpose of incorporating as a corporation not-for-profit under the following Charter:

ARTICLE I  
CORPORATE NAME

The name of the corporation shall be: PINE RIDGE HOLLOW PHASE II HOMEOWNERS' ASSOCIATION, INC., hereafter called the "Association".

ARTICLE II  
PRINCIPAL OFFICE

The principal office of the Association is located at 2707 S. Goldenrod Road, Orlando, Florida 32822. The board of Directors of the Association may from time to time change the Association's principal office, provided that the principal office shall always be located in Orange County, Florida. The principal office of the Association shall be the mailing address thereof.

ARTICLE III  
REGISTERED AGENT

Registered Agent Kevin B. Hawkins, whose address is 2707 S. Goldenrod Road, Orlando, Florida 32822, is hereby appointed the initial registered agent of this Association.

ARTICLE IV  
PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the Association members. This Association is formed to provide for maintenance, preservation and architectural control of the residence Lots and Common Area within that certain tract of property located in Orange County, Florida, known or to be known as the Pine Ridge Hollow Phase II Subdivision (the "Property") (references in these Articles to the "Property" shall be deemed to mean all real property as may from time to time be subjected to the jurisdiction of the Association), and to promote the health, safety and welfare of the residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association. In order to fulfill these purposes, the Association shall have power and authority 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 Easements, Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the Property and recorded or to be recorded in the Public Records of Orange County, Florida, as the Declaration may be amended from time to time as therein provided, which Declaration is incorporated herein as if set forth at length (references in these Articles to the "Declaration" shall be deemed to include all supplements, amendments, and modifications as may in the future be made to the Declaration);

(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) receive or acquire (by devise, bequest, gift, purchase, lease, or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use, or otherwise deal with or 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 Area 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 nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(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.

Notwithstanding any other provision or language contained in these Articles, the Association shall exercise only such powers as are in furtherance of the exempt purposes of organizations exempt from taxation under applicable sections of the Internal Revenue Code and Regulations promulgated in connection therewith, as such presently exist or may hereafter be amended.

ARTICLE V  
MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot that pursuant to the Declaration is subject to assessment by the Association (a "Lot"), including contract sellers 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 the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

ARTICLE VI  
VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Developer (as long as the Class B membership exists, and thereafter the Developer shall be a Class A member to the extent it qualifies as such) and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as the multiple Owners may determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Developer (as defined in the Declaration), and shall be entitled to three (3) votes for each Lot owned by the Developer. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) When the Developer no longer owns record title to any portion of the Property; or
- (b) Six (6) years from the date when the Declaration is recorded; or

- (c) At the election of the Developer (whereupon the Class A members shall elect a Board of Directors and shall assume control of the Association).

#### ARTICLE VII

##### BOARD OF DIRECTORS

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 to the Bylaws 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>
Kevin B. Hawkins	2707 S. Goldenrod Road, Orlando, Florida 32822
Tibor Hollo	100 South Biscayne Blvd., Suite 1100, Miami, Florida 33131
Roger Anderson	2525 Waterview Place, Windermere, Florida 32786

Subsequent Directors shall be elected and qualified, and their terms of office established, in accordance with the Bylaws of the Association. In accordance with, and subject to the conditions and guidelines prescribed by, the Bylaws of the Association, the Board of Directors shall elect from among its members a President, Vice President, Secretary, and Treasurer, the duties of each of which shall be set forth in the Bylaws.

#### ARTICLE VIII

##### DISSOLUTION

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. 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 nonprofit 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 at least two-thirds (2/3) of the total votes entitled to be cast by the entire membership of the Association.

#### ARTICLE XI

##### FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: (1) annexation of additional properties to the jurisdiction of the Association; (2) mergers and consolidations of the Association with other similar nonprofit corporations, entities, or associations; (3) mortgaging of Common Area; (4) dedication of Common Area; and (5) dissolution and amendment of these Articles.



ARTICLE XII

DEFINITIONS

Excepting those words and terms that are expressly defined differently in these Articles, the words and terms used in these Articles shall have the same meaning as is given or intended in the Declaration.

ARTICLE XIII

BYLAWS

Procedures, affairs, and administration of the Association will be governed by Bylaws adopted for that purpose by the initial Board of Directors and amended and supplemented from time to time in accordance with the procedures prescribed by the Bylaws.

ARTICLE XIV

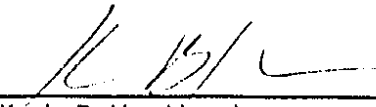
INCORPORATORS

The names and addresses of the incorporators subscribing hereto are as follows:

Kevin B. Hawkins

2707 S. Goldenrod Road, Orlando, Florida 32822

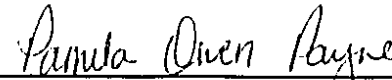
IN WITNESS WHEREOF, we have hereunto set our hands and seal,  
acknowledged and filed the foregoing Articles of Incorporation under the laws of the  
State of Florida, this 14<sup>th</sup> day of April, 1995.

  
\_\_\_\_\_  
Kevin B. Hawkins, Incorporator

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, the undersigned authority, duly authorized under the laws of the State of Florida, to administer oaths and take acknowledgments, personally appeared Kevin B. Hawkins, to me well known and known to me to be the person described as the incorporator in and who executed the above and foregoing Articles of Incorporation and who being by me first duly sworn, acknowledged that he made and subscribed the above and foregoing Articles of Incorporation for the uses and purposes therein expressed and that the facts therein stated are truly set forth.

WITNESS my signature and official seal in the State and County last aforesaid  
this 14<sup>th</sup> day of April, 1995.

  
\_\_\_\_\_  
NOTARY PUBLIC  
Print Name: Pamela Owen Payne  
MY COMMISSION EXPIRES:



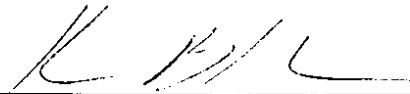
**CERTIFICATE DESIGNATING PLACE OF  
BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS  
WITHIN THIS STATE NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED**

In pursuance of Chapter 617.0501, Florida Statutes, the following is submitted, in compliance with said act:

FIRST, that Pine Ridge Hollow Phase II Homeowners' Association, Inc. desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, at 2707 S. Goldenrod Road, Orlando, Florida 32822, has appointed Kevin B. Hawkins, located at 2707 S. Goldenrod Road, City of Orlando, County of Orange, State of Florida as its agent to accept service of process within this state.

Having been named to accept service of process for the above-stated corporation, at place designated in this Certificate, I hereby accept to act in this capacity, acknowledge that I am familiar with the obligations of the positions, and agree to comply with the provision of said Act relative to keeping open said office.

DATED: April 14, 1995

  
\_\_\_\_\_  
Kevin B. Hawkins