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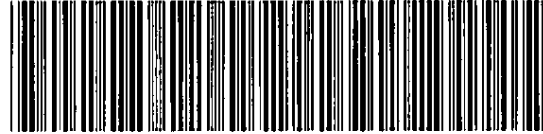
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SECRETARY OF STATE
TALLAHASSEE FLORIDA

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DL 9-15-17

TO: AMENDMENT SECTION
DIVISION OF CORPORATIONS

Name of Corporation:
HUNTERS CROSSING HOMEOWNERS ASSOCIATION, INCORPORATED

Document Number: 761908

The enclosed Amended and Restated Articles and fee are submitted for filing.

Please, return all correspondence concerning this matter to the following:

MS. RUTH CATES
HUNTERS CROSSING HOMEOWNERS ASSOCIATION OF LEON COUNTY,
FLORIDA, INC
338 REMINGTON RUN LOOP
TALLAHASSEE, FLORIDA 32312

E-mail for future notifications: RUTHANDWALT338@GMAIL.COM

For further information concerning this matter, please call:

Contact Person: MARK B. SCHWARTZ AT 720-231-0784

Enclosed is a check for the following amount made payable to the Florida
Department of State:

\$52.50 Filing Fee & Certificate of Status and Certified Copy (additional Copy
is Attached).

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
HUNTERS CROSSING HOMEOWNERS ASSOCIATION
OF LEON COUNTY, FLORIDA, INC.
As Fully Revised: September 14, 2017**

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

The Articles of Incorporation of Hunters Crossing Homeowners Association, Inc.,¹ were originally filed with the Secretary of State of Florida on February 10, 1982, and which were re-recorded on July 15, 2016, with the Clerk of Courts in the Public records of Leon County Florida, and may be found within the Official Record Book 4951, pages 746 through and including page 849, after successfully meeting the requirements for revitalization as required in Chapter 720, Part III, Florida Statutes, are hereby Amended and Restated as written in the following replacement document by action of its Owner-Members, having met and confirmed the total necessary votes to approve this document on September 14, 2017.

**ARTICLE I
DEFINITIONS**

The following listed terms are employed throughout this Amended and Restated Articles of Incorporation document, as well as throughout its companions: *Amended and Restated Declaration of Covenants, Conditions, and Restrictions* ("Declaration of Covenants" or "Declaration" or "Covenants," which replaces the original version, of the same name) as well as *Amended and Restated Bylaws* ("Bylaws,") which replaces the original version, "By-Laws").

- **Association:**
Refers to Hunters Crossing Homeowners Association of Leon County, Florida, Inc. (Association), otherwise named the Corporation within the Articles of Incorporation.
- **Principal Office:**
Refers to the principal office of the Association as determined by the Board of Directors.
- **Whole-Lot:**
Refers to any plot of subdivided land within the Property, including any Partial Lot contiguous to a Whole-Lot owned by the same Owner-Member. The Whole-Lot and its contiguous partial Lot shall be defined

¹ The Articles of Incorporation comprises one of three Governing Documents, along with the Bylaws and the Declaration of Covenants, Conditions, and Restrictions used to manage the affairs of the Hunters Crossing Homeowners Association of Leon County, Florida, Inc.

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AS FULLY REVISED: September 14, 2017

as a single Whole-Lot for purposes of this document. The Common Area shall not be deemed a Whole Lot.

- **Owner:**
Refers to the owner-of-record of any particular Whole-Lot situated within the Hunters Crossing community. A Whole-Lot may be owned by one or more individuals, or any other legal entity. The concept of ownership expressly does not apply to any person or lender holding interest merely as security for the performance of an obligation (i.e., a lender or mortgage company).
- **Member:**
Refers to any person entitled to membership by virtue of being an Owner in deed or trust, as provided in the Declaration.
- **Owner-Member:**
Combines the two individual terms into one single expression, as a consistent convention – used throughout the Association's: (1) Articles of Incorporation, (2) Declaration of Covenants, Conditions, and Restrictions, and (3) Bylaws.
- **Good Standing:**
Refers to a Whole-Lot Owner-Member who is: (1) not currently in violation of any Declaration covenant, and/or condition, and/or restriction, (2) credited with having fully paid and is certifiably current in any annual membership dues, (3) certifiably paid and current in any special assessments according to the terms of the assessment, and (4) certifiably paid and current in any properly assessed-fines for rules violations, assessed by the Board of Directors.
- **Property:**
Refers to certain real Property, as described in Exhibit A of this Amended and Restated Declaration and such additions as may hereafter be brought within the jurisdiction of the Association, constituting Hunters Crossing, an unrecorded subdivision in Leon County, Florida.
- **Common Area:**
Refers to all real property owned by the Association for the shared and mutual use and enjoyment of the Owner-Members in Good Standing – as well as renters from Owner-Members in Good Standing. The

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Common Area shall include all public roadways as well as public grounds, park areas, surrounding buffer zones, ponds, and signage.

- **Articles of Incorporation:**

The corporate organization document for the Association as periodically amended with the Florida Secretary of State.

- **Bylaws:**

Refers to rules, policies and standards defining the governing structure of the Association, and providing guidelines under which the Board of Directors shall manage the business of the Association.

- **Declaration:** (May also be known as Covenants, Conditions and Restrictions)

Refers to previous versions of a document originally recorded as Public Record #569074, OR 1018 PG 1177 through PG 1190, dated February 10, 1982, and subsequently amended by documents recorded at OR 1444 PG 1406 through 1408 and OR 1661 PG 78 through 80 – and which may also be found at OR 4951 PG 746 through 849. "Declaration" further refers to an amended and restated document that has been adopted contemporaneously, herewith.

The Declaration expressly identifies certain governing particulars, including but not limited to: the nature and setting of Owner-Member assessments, how written notices to Owner-Members are to be provided; rules relating to lien foreclosures; development of payment certifications; liability insurance for officials; bonding of the Board Treasurer; Common Area maintenance; institution of an Architectural Control Committee (ACC), as well as a Grounds and Roads Committee (Grounds Committee); land-use restrictions; rights of liquidations of Owner-Member-related motions.

- **Ordinary Proposition:**

Refers to all Association business, including both Annual and Special Assessments, other than Superior Propositions.

- **Superior Proposition:**

A proposition referring to the business of amending the Association's Articles of Incorporation, its Bylaws, and its Declaration of Covenants, Conditions, and Restrictions; the release or recovery of Association property to an appropriate governmental entity (i.e., Leon County, the

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City of Tallahassee (if applicable), the State of Florida, or the United States of America); or to property annexation.

- **Quorum Required for Both Annual and Special Meetings of Members for Conducting Association Business:**

Describes the in-person and/or presence-by-proxy at either the Annual or any Special Meeting of the Association, which shall be not less than twenty-five (25) percent of the Owner-Members in Good Standing represented in-person or by-proxy.

- **Ordinary Proposition Vote:**

Shall require for passage, ***more than fifty (50) percent*** of the total votes cast per Whole Lot, in favor of the motion, by Owner-Members in Good Standing, represented in-person or by proxy or by properly notarized Power-of-Attorney.

- **Superior Proposition Vote:**

Shall require for passage, ***not less than fifty-five (55) percent*** of the total votes cast per Whole-Lot, in favor of the motion, by all legally recognized Owner-Members in Good Standing, and represented in-person or by "witnessed and properly notarized" Power-of-Attorney. Voting upon any Superior Proposition shall neither be by "show-of-hands," nor by "voice-vote," nor by any means, other than by paper ballot (or Power-of-Attorney). Paper ballots (as well as Powers-of-Attorney) shall include Owner-Members' name(s), and Hunters Crossing Phase / Lot Number.

ARTICLE II

ASSOCIATION NAME

The new name of the corporation is HUNTERS CROSSING HOMEOWNERS ASSOCIATION OF LEON COUNTY, FLORIDA, INC.

ARTICLE III

PRINCIPAL OFFICE ADDRESS

The Board of Directors shall establish the principal office of the Association, which may change from time to time.

ARTICLE IV

REGISTERED AGENTS

The Board of Directors shall from time to time, designate a Registered Agent, whose name shall be provided to the Secretary of State of the State of Florida.

ARTICLE V

PURPOSE AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain of 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 resident "Whole-Lots plus Partial Lots" (herein-after known as Whole-Lots) and Common Area within that certain tract of Property described collectively as:

See Schedules attached **thereto** (collectively, the "Properties") and incorporated herein by reference and which are recorded in the Office of the Clerk of Court, Leon County, Tallahassee, Florida on September 14, 2017 and referenced as:

- a. Phase I – Public Record #569074 (02/10/1982), OR
1018 PG 1177 through PG 1190

Public Record #688651 (10/02/1984), OR 1133 PG
0319 through PG 0320

Public Record #898585 (08/18/1988), OR 1335 PG
0668 through PG 0674

And inclusive in the Public Record (07/15/2016) OR
4951 PG 0763 through 0774

- b. Phase II

Public Record #1014767 (07/16/1990), OR 1444 PG
1406 through PG 1408

Public Record #1067159 (05/08/1991), OR 1493 PG
0860 through PG 0868

And inclusive in the Public Record (07/15/2016) OR
4951 PG 0775 through 0786

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c. Phase III

Public Record #1224809 (08/10/1993), OR 1661 PG
0078 through PG 0092

Public Record #1233220 (09/17/1993), OR 1670 PG
1620 through PG 1633

Public Record #1240302 (10/18/1993), OR 1670 PG
1095 through PG 1102

And inclusive in the Public Record (07/15/2016) OR
4951 PG 0787 through 0823

The Association is formed to:

- Promote the health, safety and welfare of the residents within the above-described Properties and any additions thereto, as may hereinafter be brought within the jurisdiction of this Association for this purpose;
- Exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in that certain Amended and Restated Declaration of Covenants, Conditions, and Restrictions, as amended, hereinafter called the "Declaration," applicable to the Properties and recorded or to be recorded in the Office of Clerk of the Circuit Court, Leon County, Florida, and as the same may be amended from time to time as herein provided, said Declaration being incorporated herein as if set forth at length;
- Fix, levy, collect and enforce payment by any lawful means, all charges, fees, fines, 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;
- 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 property in connection with the affairs of the Association;
- Borrow money, pledge in trust, or hypothecate any or all of its real property as security for money borrowed as debts incurred, only as

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provided for by a Superior Proposition vote under the Amended and Restated Bylaws of the Association;

- 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 Owner-Members, only as provided for by a Superior Proposition vote under the Amended and Restated Bylaws of the Association;
- Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area, only as provided for by a Superior Proposition vote under the Amended and Restated Bylaws of the Association;
- 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.

**ARTICLE VI
MEMBERSHIP**

Every person or entity who is the owner-of-record of a fee-simple or undivided fee interest in any Whole-Lot (as described in the Definitions portion of this document), which is subject by Covenants of record to assessment by the Association, shall be a member of the Association. The foregoing is not intended to include persons or entities that hold an interest merely as a security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Whole-Lot which is subject to assessment by the Association.

**ARTICLE VII
VOTING RIGHTS**

The Association shall have one class of voting membership. Owner-Members shall include all Owners, and shall be entitled to one vote for each Whole-Lot owned. When more than one person holds an interest in any Whole-Lot, all such persons shall be members. The vote for such Whole-Lots shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Whole-Lot.

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The total number of Whole-Lots and Owner-Members is one-hundred-eleven (111). However, ownership in Good Standing is required for any Whole-Lot to be counted in the total for the purpose of voting. Ownership in Good Standing is uniformly required before any vote may be executed or counted.

**ARTICLE VIII
BOARD OF DIRECTORS**

The affairs of the Association shall be managed by a Board, comprised of a minimum of three (3) and a maximum of five (5) Directors, each serving for a term of one (1) year. The Board shall determine the number of Directors within the above limits. Board members shall be elected by the Association Members at the Annual Meeting; however, vacancies that occur from time to time shall be filled through appointment by the Board to complete the term of any vacant Board seat.

**ARTICLE IX
AMENDMENTS**

Amendment of these Articles shall require authorization, as submitted and only as approved through a Superior Proposition Vote, at an Annual or Special meeting of the Owner-Members.

**ARTICLE X
DISSOLUTION**

The Association may be dissolved, as submitted and approved, only through a Superior Proposition Vote. 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 XI
DURATION**

The Corporation shall exist perpetually.

Amendment Adoption Date:

These Amendments were Adopted on September 14th, 2017 and are effective as of that date.

Adoption of Amendments:

The Amendments were adopted by the members and the number of votes cast was sufficient for approval.

Dated: September 14th, 2017

A handwritten signature in cursive script, reading "Shelton D. Baker", is written over a horizontal line.

SHELTON D. BAKER

Vice President and Acting President