

*Noooooo 6885*

\_\_\_\_\_  
(Requestor's Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

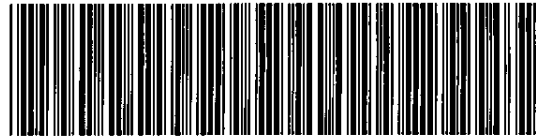
\_\_\_\_\_  
(Business Entity Name)

\_\_\_\_\_  
(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



100087871691

07 MAR - 8 PM 3:10  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

03/08/07--01004--008 \*\*35.00

*AND POSTED  
DEC 3/7*

**BECKER  
POLIAKOFF**

2401 W. Bay Drive  
Suite 414  
Largo, Florida 33770-1941  
Phone: (727) 559-0588 Fax: (727) 581-4063  
US Toll Free: (800) 535-3318

ADMINISTRATIVE OFFICE  
3111 STIRLING ROAD  
FORT LAUDERDALE, FL 33312  
800.432.7712 U.S. TOLL FREE

WWW.BECKER-POLIAKOFF.COM  
BP@BECKER-POLIAKOFF.COM

February 28, 2007

Reply To:  
Largo  
Ellen Hirsch de Haan, J.D.  
Direct dial: (727) 559-0588  
EdeHaan@becker-poliakoff.com

Florida Department of State  
Amendment Section  
P.O. Box 1500  
Tallahassee, FL 32302-1500

**Re: Amended and Restated Articles of Incorporation of Savannah  
Landings Homeowners' Association, Inc.**

Dear Sir/Madam:

Enclosed please find the original Amended and Restated Articles of Incorporation of Tahitian Towers, Inc., and a copy of same to be stamped and returned to this office. Also enclosed, please find check #1224 in the amount of \$35.00 for the required recording fee, and a return envelope for our copy of the document.

If you should have any questions, please do not hesitate to contact this office.

Very truly yours,



Ellen Hirsch de Haan, J.D.  
For the Firm

EHD/sp  
Attachment (as stated)

LAR\_DB: S09599/105628.216330\_1\_EDEHAAN  
2/28/07

FLORIDA OFFICES  
BOCA RATON  
FORT MYERS  
FORT WALTON BEACH  
HOLLYWOOD  
HOMESTEAD  
LARGO  
MELBOURNE\*  
MIAMI  
NAPLES  
ORLANDO  
SARASOTA  
TALLAHASSEE  
WEST PALM BEACH

AFFILIATED OFFICES  
BEIJING  
FRANKFURT  
NEW YORK  
PRAGUE  
TEL AVIV

\* by appointment only

**AMMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF  
SAVANNAH LANDINGS HOMEOWNERS' ASSOCIATION, INC.  
A Florida Corporation Not For Profit**

07 MAR -8 PH 3:10  
FILED  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned incorporator, a resident of the State of Florida and of full age, hereby makes, subscribes, acknowledges and files with the Department 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 Savannah Landings Homeowners' Association, Inc., a Florida corporation not for profit, (hereinafter called the "Association" in these Articles.)

**ARTICLE II  
OFFICE AND REGISTERED AGENT**

This Association's registered office is 910 Lithia-Pinecrest Rd., Brandon, Florida 33511, Hillsborough County, Florida, and its registered agent is Kenneth W. Franklin, Jr. who maintains a business office at 910 Lithia-Pinecrest Rd., Brandon, Florida 33511. Both this Association's registered office and registered agent may be 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 all common areas and other residence lots within that certain tract of property (hereinafter called the Property) in Hillsborough County, Florida.

**ARTICLE IV  
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 the 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 Hillsborough 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, including the maintenance and operation of the surface water management system;

**(b) Property.** In any lawful manner, acquire, own, hold, improve, manage, operate, maintain, repair, replace, operate, 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. The Association shall operate and maintain the surface water management system as permitted by the Southwest Florida Water Management District, including all lakes, retention areas, water management areas, ditches, culverts, structures and related appurtenances.

**(c) Assessments.** Fix, levy, collect, and enforce by any lawful means all charges or assessments established by, or pursuant to, the Declaration, for the purposes expressed therein including the operation and maintenance of the surface water management system; and to use and expend the proceeds of assessments in the exercise of its powers and duties.

**(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) Borrowing.** Borrow money and, with the approval of two-thirds of each class of members, mortgage, pledge, deed in trust, hypothecate, assign, grant security interests in, or otherwise transfer any or all of its property as security for money borrowed, debts incurred, or any of its other obligations.

**(f) Dedications.** With the approval of three-fourths of the members, dedicate, sell or transfer all or any part of its property to any public agency, authority, or utility for such purposes, and subject to such conditions, as seventy-five percent (75%) of the members determine.

**(g) Mergers.** With the approval of two-thirds (2/3) of the members, participate in mergers and consolidations with other non-profit corporations organized for similar purposes.

**(h) Rules.** From time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the Lots, Common Area, and Corporate Property, and members' responsibilities, consistent with the rights and duties established by the Declaration and these Articles.

(i) **General.** Have and exercise all common law rights, powers, and privileges and those that 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.

(j) **Enforcement.** To 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 Corporate Property to the corporation with respect to the use and maintenance thereof.

## **ARTICLE V MEMBERSHIP**

Every person who from time to time holds the record fee simple title to, or any undivided fee simple interest in, any Lot that is subject to the provisions of the Declaration is a member of this Association, including contract sellers, but excluding all other persons who hold any interest in any Lot merely as security for the performance of an obligation. An Owner of more than one Lot is entitled to one membership for each Lot owned. 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 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 Declarant (as defined in the Declaration), 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 a Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member shall be the Declarant, and shall be entitled to nine (9) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership when one hundred percent (100%) if the lots are sold by the developer.

## **ARTICLE VII BOARD OF DIRECTORS**

### **Section 1. Election of Directors.**

Members of the Board of Directors shall be elected by a majority vote of the owners present at the annual meeting of the members of the Association, and entitled to vote. Further, the number of Directors shall now be affixed at five, and all Directors shall serve two terms. However, initially, for the election held in November 2003 for the 2004 slate, two Directors shall be elected for one year positions so that their seats shall expire the following year, and the remaining three Directors shall be elected for two year terms. The purpose of this provision is that henceforth all Directors shall serve two year terms but the effect of this provision shall be that two Directors shall be elected in one year calendar year and three Directors in the ensuing calendar year, so that the third seat shall be staggered.

**Section 2.** The names and addresses of the persons who will serve as Directors until their successors have been duly elected and qualify, unless they sooner die, resign, or are removed, are:

Name: Kenneth W. Franklin, Jr., President/Director  
Kenneth Franklin, Sr., Vice President/ Director  
Larry Stephens, Treasurer/Director  
Becky Beggs, Secretary

Address: 910 Lithia-Pinecrest Road  
Brandon, Florida 33511

## **ARTICLE VIII INCORPORATOR**

The name and residence of the incorporator is:

Name: Kenneth W. Franklin, Jr.

Address: 910 Lithia-Pinecrest Road  
Brandon, FL 33511

## **ARTICLE IX DISSOLUTION**

This Association may be dissolved in the manner from time to time provided by the laws of the State of Florida and with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of this Association in any manner other than incident to a merger or

consolidation, all of this Association's assets must be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. If dedication is refused, such assets must be granted, conveyed, and assigned to any similar nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes. In no event, however may any assets inure to the benefit of any member or other private individual.

#### **ARTICLE X DURATION**

This Association exists perpetually.

#### **ARTICLE XI BY-LAWS**

This Association's By-Laws initially will be adopted by the Board of Directors. Thereafter, the By-Laws may be altered, amended, or rescinded with the approval of sixty-six percent (66%) of each class of members, except as to those provisions for Amendment to the By-Laws which are provided in the Declaration or any Supplemental Declaration in which case those provisions shall control such Amendments.

#### **ARTICLE XII 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 in writing of sixty-six percent (66%) of the entire membership, except as to those provisions for Amendment to the By-Laws which are provided in the Declaration or any Supplemental Declaration in which case those provisions shall control such Amendments.

#### **ARTICLE XIII INTERPRETATION**

Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of the Articles. Without limitation, 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.

**ARTICLE XIV  
FHAVA 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: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

**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.**

Savannah Landings Homeowners' 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 910 Lithia-Pinecrest Road, Brandon, Florida 33511, County of Hillsborough, State of Florida, has named Kenneth W. Franklin, Jr., whose business offices is 910 Lithia-Pinecrest Road, Brandon, Florida 33511, 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 607.325, relative to the proper and complete performance of my duties.

\_\_\_\_\_/s/\_\_\_\_\_  
Kenneth W. Franklin, Jr.

Date: 5-15-2000

(Notary Stamp)



AMENDED AND RESTATED ARTICLES OF INCORPORATION OF  
SAVANNAH LANDINGS HOMEOWNERS' ASSOCIATION, INC.

Document No. N00000006885

Pursuant to the provisions of section 617.1007, Florida Statutes, the undersigned Florida nonprofit corporation adopts the attached Amended and Restated Articles of Incorporation.

All amendments to the original Articles of Incorporation have been incorporated into the attached Restated Articles of Incorporation. The amendments were previously adopted by the Members as required and previously filed with the Florida Division of Corporations as required by Florida Statutes Section 617.01201, 617.1002 and 617.1006.

(SEAL)

SAVANNA LANDINGS HOMEOWNERS'  
ASSOCIATION, INC.

BY: Charles F. Scaffidi  
President  
Name Printed: Charles F. Scaffidi

DATED JANUARY 15, 2007

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

BEFORE ME, the undersigned authority, personally appeared Charles Scaffidi to me known to be the President of Savannah Landings Homeowners' Association, Inc., and he/she acknowledged before me that he/she freely and voluntarily executed the same as such authorized agent, under authority vested in him/her by said corporation. He/She is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did (did not) take an oath.

15<sup>th</sup> WITNESS my hand and official seal in the County and State last aforesaid, this  
day of January, 2007.

Mary Collister  
Notary Public  
Printed Name: Mary Collister

My commission expires: 4/7/2008

MARY COLLISTER  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # DD307834  
EXPIRES 4/7/2008  
BONDED THRU 1-558-NOTARY1