

# CAPITAL CONNECTION, INC.

17 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

# NO1000005829

Shadow Pines West Homeowners'  
Association, Inc.

300004538313--7  
-08/16/01-01039-015  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

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01 AUG 16 AM 11:07  
DIVISION OF CORPORATION

- ☒ Art of Inc. File \_\_\_\_\_  
☐ LTD Partnership File \_\_\_\_\_  
☐ Foreign Corp. File \_\_\_\_\_  
☐ L.C. File \_\_\_\_\_  
☐ Fictitious Name File \_\_\_\_\_  
☐ Trade/Service Mark \_\_\_\_\_  
☐ Merger File \_\_\_\_\_  
☐ Art. of Amend. File \_\_\_\_\_  
☐ RA Resignation \_\_\_\_\_  
☐ Dissolution / Withdrawal \_\_\_\_\_  
☐ Annual Report / Reinstatement \_\_\_\_\_  
☒ Cert. Copy \_\_\_\_\_  
☐ Photo Copy \_\_\_\_\_  
☐ Certificate of Good Standing \_\_\_\_\_  
☐ Certificate of Status \_\_\_\_\_  
☐ Certificate of Fictitious Name \_\_\_\_\_  
☐ Corp Record Search \_\_\_\_\_  
☐ Officer Search \_\_\_\_\_  
☐ Fictitious Search \_\_\_\_\_  
☐ Fictitious Owner Search \_\_\_\_\_  
☐ Vehicle Search \_\_\_\_\_  
☐ Driving Record \_\_\_\_\_  
☐ UCC 1 or 3 File \_\_\_\_\_  
☐ UCC 11 Search \_\_\_\_\_  
☐ UCC 11 Retrieval \_\_\_\_\_  
☐ Courier \_\_\_\_\_
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TALLAHASSEE, FLORIDA  
STATE
- W01-18990

Signature \_\_\_\_\_

Requested by: \_\_\_\_\_

Name \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

Walk-In \_\_\_\_\_

Will Pick Up \_\_\_\_\_

J. BRYAN AUG 16 2001



FLORIDA DEPARTMENT OF STATE  
Katherine Harris  
Secretary of State

August 16, 2001

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

SUBJECT: SHADOW PINES WEST HOMEOWNERS' ASSOCIATION, INC.  
Ref. Number: W01000018990

We have received your document for SHADOW PINES WEST HOMEOWNERS' ASSOCIATION, INC. and your check(s) totaling \$78.75. 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 the original and one copy of 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 (850) 245-6929.

Joey Bryan  
Document Specialist  
New Filing Section

Letter Number: 201A00046989

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DIVISION OF CORPORATIONS

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NOT RETURNED  
TO ACKNOWLEDGE  
SUFFICIENCY OF FILING

**RE-SUBMIT**  
PLEASE OBTAIN THE ORIGINAL  
FILE DATE

**ARTICLES OF INCORPORATION  
OF  
SHADOW PINES WEST HOMEOWNERS' ASSOCIATION, INC.**

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned who is a resident of the State of Florida, and who is of full age, has this day voluntarily associated for the purpose of forming a corporation not for profit and do hereby certify.

**ARTICLE I**

**NAME OF ASSOCIATION**

The name of the corporation is SHADOW PINES WEST HOMEOWNERS' ASSOCIATION, INC., hereafter called the "Association."

**ARTICLE II**

**LOCATION OF ASSOCIATION**

The principal office of the Association is located at 22511 Hale Road, Land O' Lakes, Pasco County, Florida 34639.

**ARTICLE III**

**INITIAL REGISTERED AGENT**

Michael R. Kretzinger, whose address is 22511 Hale Road, Land O' Lakes, Pasco County, Florida 34639, 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 members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation of the Subdivision Lots and Common Area within that certain tract of property described as: See Exhibit "A" attached hereto and made a part hereof; and to promote the health, safety, and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose 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 Covenants, Conditions, and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Office of the Clerk of Pasco 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 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, and with the assent of all the 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 all of the members, agreeing to such dedication, sale or transfer;
- f. participate in mergers and consolidation 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 all of the members;
- g. own, operate and maintain the common property including the surface water management system as permitted by the Southwest Florida Water Management District including, if any, all lakes, retention areas, water management areas, ditches, culvert structures and related appurtenances;
- h. 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;
- i. sue and be sued;
- j. establish rules and regulations governing resident members' responsibilities; and
- k. contract for the management of the Properties and Common Properties and to delegate to such contractor all powers and duties of the Association except such as and specifically required by the covenants and restrictions recorded against the Properties to have the approval of the Board of Directors of the membership of the association.

## 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 of record to assessment by the Association, 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 which is subject to assessment by the Association. Notwithstanding the foregoing, the Developer of the Subdivision shall be a member of the Association until such time as all Lots within the Subdivision have been fully developed.

## ARTICLE VI

### VOTING RIGHTS

The Association shall have one class of voting membership consisting of all Owners. Each owner shall be entitled to only one vote notwithstanding the number of Lots 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 they determine, but in no event shall more than one vote be cast notwithstanding the number of Lots owned by them within the Subdivision.

In the event the Developer no longer owns Lots within the Subdivision, it shall nonetheless continue to have one (1) vote until such time as the Subdivision has been fully developed.

## ARTICLE VII

### BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of no less than three (3) Directors, who 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 initial directors until the selection of their successors are:

NameAddress

Michael R. Kretzinger

22511 Hale Road,  
Land O' Lakes, Florida 34639

Carol Kretzinger

22511 Hale Road,  
Land O' Lakes, Florida 34639

Kathy Alt

22511 Hale Road,  
Land O' Lakes, Florida 34639

At the first annual meeting the initial member shall elect three directors for a term of one year each.

ARTICLE VIII

## DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than all of the members. Upon dissolution of the Association, other than incident to a merger of 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 nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

In the event the Association is dissolved, the property consisting of the surface water management system, if any, shall be conveyed to an appropriate agency of local government, and that if not accepted, then the surface water management system shall be dedicated to a similar non-profit corporation.

ARTICLE IX

## DURATION

The corporation shall exist perpetually.

**ARTICLE X**

**AMENDMENTS**

Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership.

**IN WITNESS WHEREOF**, the undersigned incorporator has executed these Articles of Incorporation for the uses and purposes herein stated this 14<sup>th</sup> day of August, 2001.

  
MICHAEL R. KRETZINGER

STATE OF FLORIDA  
COUNTY OF PASCO

I HEREBY CERTIFY that on this day before me, a Notary Public, duly authorized to take acknowledgments personally appeared Michael R. Kretzinger, as incorporator, to me personally known to be the person described in and who executed the foregoing Homeowners Articles of Incorporation, or who produced \_\_\_\_\_ as identification.

WITNESS MY HAND and official seal at Wesley Chapel, Pasco County, Florida this 14<sup>th</sup> day of August, 2001.



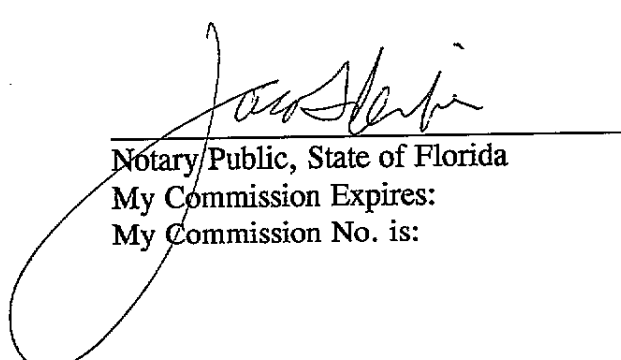
  
Notary Public, State of Florida  
My Commission Expires:  
My Commission No. is:

EXHIBIT "A"

The West 3/8 of the N.W. 1/4 of the N.E. 1/4 lying North of Road, in Section 18, Township 26 South, Range 19 East, Pasco County, Florida. And subject to an Easement for ingress and egress over and across the Westerly 35.00 feet thereof;

AND

Road right-of-way described as follows: A portion of the N.W. 1/4 of the N.E. 1/4 and the N.E. 1/4 of the N.W. 1/4 of Section 18, Township 26 South, Range 18 East, Pasco County, Florida, described as follows: Commence at the N.E. corner of the N.E. 1/4 of the N.W. 1/4 of Section 18, Township 26 South, Range 19 East, Pasco County, Florida; thence S. 00°09'33" E., 320.48 feet to the Point of Beginning; thence N. 90°00'00" E., 35.00 feet; thence S 00°09'33" E., 320.28 feet; thence S. 00°16'48" E., 526.88 feet to the Northerly right-of-way line of Hale Road; thence S. 54°39'37" W., along said right-of-way line, 42.76 feet; thence N. 00°16'48" W., 551.42 feet; thence N. 89°59'38" W., 949.20 feet; thence N. 00°03'47" W., 15.00 feet; thence S. 89°59'38" E., 949.18 feet; thence N. 00°09'33" W., 320.48 feet to the Point of Beginning. Containing 0.63 acres more or less.



CERTIFICATE DESIGNATING REGISTERED OFFICE  
FOR THE SERVICE OF PROCESS WITHIN THE STATE  
NAMING REGISTERED AGENT UPON WHOM  
PROCESS MAY BE SERVED

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said act:

That SHADOW PINES WEST HOMEOWNERS' ASSOCIATES, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, at the City of Land O'Lakes, Pasco County, State of Florida, has named Michael R. Kretzinger, as its agent to accept service of process within the state.

Having been named to accept service of process for the above named corporation, at a place designated in the Certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of this act relative to keeping open said office.

REGISTERED OFFICE ADDRESS:

22511 Hale Road  
Land O' Lakes, Florida 34639

BY: \_\_\_\_\_

Michael R. Kretzinger

corp/homeArt.shadowpines

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