

**N010000006863**

**HILLS OF OCALA PROPERTY OWNERS ASSOCIATION, INC.**  
**5291 SOUTHWEST 129<sup>TH</sup> COURT**  
**OCALA, FLORIDA 34481**

September 21, 2001

FILED  
01 SEP 25 PM 12:23  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Division of Corporations  
Florida Department of State  
Post Office Box 6327  
Tallahassee, Florida 32314

000004610340--4  
-09/25/01--01056--009  
\*\*\*\*\*70.00 \*\*\*\*\*70.00

Re: Hills of Ocala Property Owners Association, Inc.

TO WHOM IT MAY CONCERN:

Enclosed herewith is an original and an acknowledgment copy of Articles of Incorporation for the above-captioned Florida not-for-profit corporation, together with the Association's check in the amount of \$70, representing your filing fee and designation of Registered Agent.

Upon completion of the filing process, I would appreciate your returning the acknowledgment copy of the Articles of Incorporation to me at the above address.

Thank you for your attention to this matter.

Very truly yours,

  
JEANETTE FRANTZ,  
Secretary

Enclosures

Dejeune phone 352-237-3800

9-27-01  
100

ARTICLES OF INCORPORATION OF  
**HILLS OF OCALA PROPERTY OWNERS ASSOCIATION, INC.**

(A corporation not for profit)

FILED  
01 SEP 25 PM 12:23  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE I**

**Name**

The name of this corporation is **HILLS OF OCALA PROPERTY OWNERS ASSOCIATION, INC.**

**ARTICLE II**

**Purpose**

The purpose of this corporation shall be to organize into a collective unit consisting of the owners of property situate and being in Rolling Hills Subdivision, including various units of Rolling Hills also known as Rolling Ranch Estates and Deer Path, and to promote the ideals of single-family, site-built residential homes conforming to applicable deed restrictions, building codes and zoning ordinances of Marion County, Florida, and to preserve and protect property values, civic and social welfare, and to enhance and preserve the natural beauty of the landscape.

This corporation is organized exclusively for purposes consistent with § 501 of the Internal Revenue Code.

### **ARTICLE III**

#### **Powers**

The corporation shall have all of the powers of the corporation not for profit organized under the provisions of Chapter 617, Florida Statutes, (1997) which are not in conflict with the terms of these Articles of Incorporation.

### **ARTICLE IV**

#### **Term**

This corporation shall begin existence effective September 30, 2001, as allowed by § 617.0203(1), and this corporation shall have perpetual duration.

### **ARTICLE V**

#### **Members**

Membership in this corporation shall be comprised of those who have ownership or an ownership interest in real property situate and lying within the boundaries of Rolling Hills Subdivision, including those units also known as Rolling Ranch Estates and Deer Path. Individuals shall become members of the corporation according to guidelines for membership as set forth in the Bylaws of the corporation.

### **ARTICLE VI**

#### **Directors**

The affairs of the corporation shall be managed under the authority of a Board of Directors who shall be members of the corporation. The initial Board of Directors of the corporation shall consist of three (3) members, whose names and addresses are as follows:

<u>NAME</u>	<u>ADDRESS</u>
JEANETTE FRANTZ	5291 Southwest 129 <sup>th</sup> Court Ocala, Florida 34481
KATHERINE HESSION	11003 Southwest 128 <sup>th</sup> Avenue Dunnellon, Florida 34432
LARRY G. SPRANKEL	13470 Southwest 80 <sup>th</sup> Street Dunnellon, Florida 34432

## ARTICLE VII

### Officers

The operation of the corporation, subject to the direction of the Board of Directors, shall be managed by a President, a Vice President, a Secretary and a Treasurer, and three (3) additional Board Members/Directors, together with such other officers as may from time to time be provided by the bylaws of the corporation. The officers of the corporation shall be elected by the membership at its monthly meeting held in November of each year, as provided in the bylaws of the corporation.

## ARTICLE VIII

### Bylaws

The power to adopt, alter, amend, or repeal bylaws shall be vested all of the Members of the corporation, including the Board of Directors.

## **ARTICLE IX**

### **Amendments**

These Articles of Incorporation may be amended in the manner set forth in the Bylaws of the corporation.

## **ARTICLE X**

Notwithstanding any other provision of these Articles, this organization shall not carry on any other activities not permitted to be carried on by an organization exempt from federal income tax under § 501 of the Internal Revenue Code of 1954 or the corresponding provisions of any future United States Internal Revenue Code as amended from time to time.

In the event of the dissolution of this corporation, the residual assets of the organization will be given to an organization located within Marion County, Florida which shall also be qualified as a tax exempt entity under provisions of § 501 of the Internal Revenue Code of 1954 or corresponding sections of any prior or future law or the federal, state or local government for exclusive public purposes.

## **ARTICLE XII**

### **Principal Office and Resident Agent**

The address of the initial registered office of the corporation shall be 5291 Southwest 129<sup>th</sup> Court, Ocala, Florida, 34481. The initial registered agent of the corporation at such address shall be JEANETTE FRANTZ.

### ARTICLE XIII

#### Subscribers

The name and street address of the Subscribers to these Articles of Incorporation are:

#### NAME

#### ADDRESS

JEANETTE FRANTZ

5291 Southwest 129<sup>th</sup> Court  
Ocala, Florida 34481

KATHERINE HESSION

11003 Southwest 128<sup>th</sup> Avenue  
Dunnellon, Florida 34432

LARRY G. SPRANKEL

13470 Southwest 80<sup>th</sup> Street  
Dunnellon, Florida 34432

#### Designation and Acceptance of Registered Agent

The name of the initial Registered Agent of this corporation is **JEANETTE FRANTZ, CERTIFIED PLS**, whose address is 5291 Southwest 129<sup>th</sup> Court, Ocala, Florida 34481, who signed these Articles of Incorporation to indicate her acceptance and agreement to act in this capacity as contemplated by Florida Statutes.

#### ACCEPTANCE

I HEREBY ACCEPT the appointment as Registered Agent of **HILLS OF OCALA PROPERTY OWNERS ASSOCIATION, INC.**, and acknowledge that I am familiar with the duties of Registered Agent as set forth in Florida Statutes.

  
JEANETTE FRANTZ,

IN WITNESS WHEREOF, the undersigned Subscribers have affixed their signatures this  
21 day of September, 2001.

  
JEANETTE FRANTZ

  
KATHERINE HESSION

  
LARRY G. SPRANKEL