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## From:

Account Name : YOUR CAPITAL CONNECTION, INC.  
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Phone : (850) 224-8870  
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**FLORIDA NON-PROFIT CORPORATION**  
**WILDWOOD PARK HOMEOWNERS ASSOCIATION, INC.**

Certificate of Status	0
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Capital Connection, Inc.

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TALLAHASSEE, FLORIDA

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## ARTICLES OF INCORPORATION OF

### WILDWOOD PARK HOMEOWNERS ASSOCIATION, INC.

The undersigned subscriber to these Articles of Incorporation, for the purpose of forming a corporation not-for-profit, pursuant to Chapter 617 of the Florida Statutes does hereby adopt the following Articles of Incorporation for such corporation:

#### ARTICLE I. NAME

##### WILDWOOD PARK HOMEOWNERS ASSOCIATION, INC.

The name of the corporation is the "Association." hereinafter called

#### ARTICLE II. PRINCIPAL OFFICE

The principal office of the Association is located at 1427 Piccadilly Place, Lakeland, Florida 33803. The Board of Directors of the Association may change the location of the principal office of said Association from time to time.

#### ARTICLE III. REGISTERED AGENT

Timothy O. Strawbridge, whose address is 1395 Forrest Park Street, Lakeland, Florida 33803 is hereby appointed the initial registered agent of this Association.

#### ARTICLE IV. PURPOSE AND POWERS OF ASSOCIATION

Tim Strawbridge, Inc., a Florida corporation, Paul A. Holladay and Julia Holladay, his wife, Susan R. Ellis, Joseph DeRosa and Lois J. DeRosa, his wife, Matthew J. Tucker and Kimberly Tucker, his wife, and Peter J. Pearson and Angela D. Pearson, his wife hereinafter cumulatively referred to as "Owners", own all of the lots in a residential subdivision in Polk County, Florida described as Block 9, WILDWOOD PARK, the plat of which has been recorded among the public records of Polk County, Florida. The Subdivision will be subject to the terms of those certain Declarations of Covenants, Restrictions, Limitations and Conditions to be recorded in the public records of Polk County, Florida, which will refer to the Association. This Association does not contemplate pecuniary gain or profit to its members and is formed as the Association described and referred to in the Declarations and shall have the power and responsibility to perform all repair, maintenance and replacement responsibilities as set forth in the Declaration, shall contribute its proportionate share of the costs of maintenance of the roadway in the Development and shall contribute its proportionate share of the cost of lighting and irrigation of such road, and also its proportionate share of the costs of maintenance of the landscaping located within the Subdivision. The term "proportionate Share" shall be deemed to mean the ratio of the number of lots in the Subdivisions to the total number of developed lots within those areas of the development obligated to contribute to the foregoing maintenance costs. The Association shall also have such other authority as may be necessary for the purpose of promoting the health, safety, and general welfare of the residents, and of the owners of lots in the Subdivisions who are members of the Association.

In furtherance of such purposes, the Association shall have the power 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 the Declarations, as the same may be amended from time to time as therein provided, the terms of which Declarations are incorporated herein by reference;

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(b) Fix, levy, collect, and enforce payment by any lawful means of all charges and assessments pursuant to the terms of the Declarations and the Bylaws of the Association; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied on 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 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) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of the members;

(f) Have and to exercise any and all powers, rights and privileges that a nonprofit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise, as well as all other express and implied powers of corporations not-for-profit.

(g) Operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas.

(h) Establish rules and regulations.

(i) Sue and be sued.

(j) Contract for services to provide for operation and maintenance of the surface water management system facilities if the association contemplates employing a maintenance company.

The Association shall be conducted as a nonprofit organization for the benefit of its members. The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by an assessment against members as provided in the Declarations and in accordance with the Bylaws and no part of any net earnings of the Association will inure to the benefit of any member.

#### ARTICLE V. MEMBERS

Every person or entity who is a record owner of a fee or undivided fee interest in any lot (as defined in the Declarations and referred to herein as "Lot") in any of the Subdivisions shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Lot, which is subject to assessment by the Association. Membership in the Association shall be appurtenant to the ownership of a Lot and it may not be transferred separate from the ownership of a Lot. The owner of each Lot shall be entitled to one (1) vote at any meeting of members of the Association.

#### ARTICLE VI. DURATION

The period of duration of Association shall be perpetual, unless sooner dissolved pursuant to provisions of Florida Statutes 617, as amended.

#### ARTICLE VII. SUBSCRIBERS

The name and residence address of each subscriber is:

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<u>NAME</u>	<u>ADDRESS</u>
Timothy O. Strawbridge	1395 Forrest Park Street; Lakeland, FL 33803
Paul R. & Julia Holladay	1436 Piccadilly Place, Lakeland, FL 33803
Susan R. Ellis	1428 Piccadilly Place, Lakeland, FL 33803
Joseph & Lois J. DeRosa	1435 Piccadilly Place, Lakeland, FL 33803
Matthew J. & Kimberly Tucker	1365 Forrest Park Street; Lakeland, FL 33803
Peter J. & Angela D. Pearson	1420 Piccadilly Place, Lakeland, FL 33803

#### ARTICLE VIII. OFFICERS AND DIRECTORS

The affairs of the Association shall be managed by a Board of Directors who shall be members of the Association. The Board of Directors shall be elected at the annual meeting of the Association. Vacancies on the Board of Directors may be filled until the next annual meeting in such a manner as provided by the Bylaws. The officers shall be: a President, Vice President, Secretary, and Treasurer and such other officers as the Board of Directors determines necessary. They shall be elected by the Board of Directors. The officers and members of the Board of Directors shall perform such duties, hold office for such term, and take office at such time as shall be provided by the Bylaws of the Association.

#### ARTICLE IX. INITIAL DIRECTORS

The number of persons constituting the first Board of Directors of the Association shall be three (3). The first Board of Directors who shall serve until the first election at the regular annual meeting are:

<u>NAME</u>	<u>ADDRESS</u>
Timothy O. Strawbridge	1395 Forrest Park Street; Lakeland, FL 33803
Matthew J. Tucker	1427 Piccadilly Place; Lakeland, FL 33803
Angela D. Pearson	1420 Piccadilly Place; Lakeland, FL 33803

#### ARTICLE X. BYLAWS

The Bylaws of the Association may be made, altered, or rescinded as provided for in the Bylaws of the Association. However, the initial Bylaws of the Association shall be made and adopted by the initial Board of Directors of the Association.

#### ARTICLE XI. AMENDMENT OF ARTICLES OF INCORPORATION

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose, on the affirmative vote of three-fourths (3/4) of the membership existing at the time of, and present at such meeting. A copy of each amendment shall be filed with the Secretary of State, pursuant to the provisions of the applicable Florida Statutes and a copy certified by the Secretary of State shall be recorded in the public records of Polk County, Florida.

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**ARTICLE XII. DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by no less than two-thirds (2/3) of the members. Upon dissolution of the Association, other than incident to 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 nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

**IN WITNESS WHEREOF**, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned subscribers has executed these Articles of Incorporation this 10<sup>th</sup> day of April, 2001

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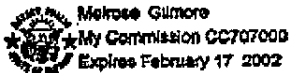
SIGNED the day and year first above written.

TIM STRAWBRIDGE, INC

  
TIMOTHY O. STRAWBRIDGESTATE OF FLORIDA  
COUNTY OF POLK

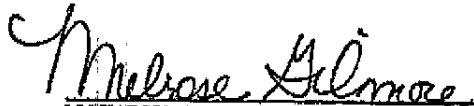
ACKNOWLEDGED before me in the County and State last aforesaid by TIMOTHY O. STRAWBRIDGE, President of Tim Strawbridge, Inc. on behalf of the corporation, who ☒ is personally known to me, or who ☐ has produced his ☐ Florida drivers' licenses, \_\_\_\_\_, and who did take an oath, this 10<sup>th</sup> day of April, 2001.

(SEAL)

  
NOTARY PUBLIC == STATE OF FLORIDA  
SUSAN R. ELLISSTATE OF FLORIDA  
COUNTY OF POLK

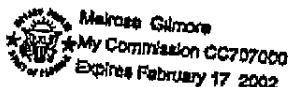
ACKNOWLEDGED before me in the County and State last aforesaid by SUSAN R. ELLIS, who ☐ is personally known to me, or who ☐ has produced her ☒ Florida drivers' licenses, 6420-796-57-712-0, and who did take an oath, this 10<sup>th</sup> day of April, 2001.

(SEAL)

  
NOTARY PUBLIC == STATE OF FLORIDA  
PAUL R. HOLLADAYSTATE OF FLORIDA  
COUNTY OF POLK

ACKNOWLEDGED before me in the County and State last aforesaid by PAUL A. HOLLADAY, who ☐ is personally known to me, or who ☒ has produced his ☒ Florida drivers' licenses, \_\_\_\_\_, and who did take an oath, this 10<sup>th</sup> day of April, 2001.

(SEAL)

  
NOTARY PUBLIC == STATE OF FLORIDA

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Julia Holladay  
JULIA HOLLADAY

STATE OF FLORIDA  
COUNTY OF POLK

ACKNOWLEDGED before me in the County and State last aforesaid JULIA HOLLADAY, who [ ] is personally known to me, or who ☒ has produced her [ ] Florida drivers' licenses, H43D-439-17-890-0, and who did take an oath, this 10<sup>th</sup> day of April, 2001.

(SEAL)



Melrose Gilmore  
My Commission CC707000  
Expires February 17 2002

Melrose Gilmore  
NOTARY PUBLIC - STATE OF FLORIDA

Joseph DeRosa  
JOSEPH DeROSA

STATE OF FLORIDA  
COUNTY OF POLK

ACKNOWLEDGED before me in the County and State last aforesaid by JOSEPH DeROSA who [ ] is personally known to me, or who [ ] has produced his [ ] Florida drivers' licenses, D62D-48D-42-141-0, and who did take an oath, this 10<sup>th</sup> day of April, 2001.

(SEAL)



Melrose Gilmore  
My Commission CC707000  
Expires February 17 2002

Melrose Gilmore  
NOTARY PUBLIC - STATE OF FLORIDA

Lois J. DeRosa  
LOIS J. DeROSA

STATE OF FLORIDA  
COUNTY OF POLK

ACKNOWLEDGED before me in the County and State last aforesaid by LOIS J. DeROSA who [ ] is personally known to me, or who ☒ has produced her [ ] Florida drivers' licenses, FL D62D-530-44-750, and who did take an oath, this 12<sup>th</sup> day of April, 2001.

(SEAL)

MARCIA L. RICHING  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # CC890382  
EXPIRES 11/23/2003  
BONDED THRU ASA 1-606-NOTARY

Marcia L. Riching  
NOTARY PUBLIC - STATE OF FLORIDA

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Matthew J. Tucker  
MATTHEW J. TUCKER

STATE OF FLORIDA  
COUNTY OF POLK

ACKNOWLEDGED before me in the County and State last aforesaid by MATTHEW J. TUCKER, who ☒ is personally known to me, or who ☐ has produced his ☐ Florida drivers' licenses, \_\_\_\_\_, and who did take an oath, this 11<sup>th</sup> day of April, 2001.

(SEAL)

MARCIA L. RICHING  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # CC890382  
EXPIRES 11/23/2003  
BONDED THRU ASA 1-888-NOTARY1

Marcia L. Riching  
NOTARY PUBLIC - STATE OF FLORIDA

Kimberly Tucker  
KIMBERLY TUCKER

STATE OF FLORIDA  
COUNTY OF POLK

ACKNOWLEDGED before me in the County and State last aforesaid by KIMBERLY TUCKER who ☒ is personally known to me, or who ☐ has produced her ☐ Florida drivers' licenses, \_\_\_\_\_, and who did take an oath, this 11<sup>th</sup> day of April, 2001.

(SEAL)

MARCIA L. RICHING  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # CC890382  
EXPIRES 11/23/2003  
BONDED THRU ASA 1-888-NOTARY1

Marcia L. Riching  
NOTARY PUBLIC - STATE OF FLORIDA

Peter J. Pearson  
PETER J. PEARSON

STATE OF FLORIDA  
COUNTY OF POLK

ACKNOWLEDGED before me in the County and State last aforesaid by PETER J. PEARSON who ☐ is personally known to me, or who ☒ has produced his ☐ Florida drivers' licenses, Pl 25-1670-164-245-0 and who did take an oath, this 11<sup>th</sup> day of April, 2001.

(SEAL)

MARCIA L. RICHING  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # CC890382  
EXPIRES 11/23/2003  
BONDED THRU ASA 1-888-NOTARY1

Marcia L. Riching  
NOTARY PUBLIC - STATE OF FLORIDA

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Angela D Pearson  
ANGELA D. PEARSON

**STATE OF FLORIDA  
COUNTY OF POLK**

ACKNOWLEDGED before me in the County and State last aforesaid by ANGELA D. PEARSON, who [ ] is personally known to me, or who [ ] has produced her [ ] Florida drivers' licenses, Re25-004-6061-0 and who did take an oath, this 10<sup>th</sup> day of April, 2002.

(SEAL)



Melrose Gilmore  
My Commission CC707000  
Expires February 17 2002

Melrose Gilmore  
NOTARY PUBLIC == STATE OF FLORIDA

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CAPITAL CONNECTION

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**ACCEPTANCE OF REGISTERED AGENT**

The undersigned hereby accepts the appointment as registered agent of  
INC. **WILDWOOD PARK HOMEOWNERS ASSOCIATION**  
which is contained in the foregoing Articles of Incorporation.

DATED this 12 of April, 2001

  
**TIMOTHY O. STRAWBRIDGE**  
Registered Agent

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**FILED**

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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