

*No 2000002746*

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April 10, 2002

Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

000005169280--4  
-03/26/02--01027--012  
\*\*\*\*\*78.75 \*\*\*\*\*78.75

Re: Spring Valley Lake Estates Homeowner's Association, Inc.  
Ref. No.: W02000009173

Gentlemen:

Enclosed is a copy of your letter of April 2, 2002 and an original and one copy of Articles of Incorporation for the above-named corporation. Please file the original and certify and return the copy to our office.

Sincerely,

GREENFELDER, MANDER, MURPHY,  
DWYER & MORRIS

  
Glen E. Greenfelder

GEG/kw

Enclosures

FILED  
02 APR 15 PM 12:56  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

*W02-9173*  
*OB 4/15*



FLORIDA DEPARTMENT OF STATE

Katherine Harris  
Secretary of State

April 2, 2002

STEVEN C. SMITH  
34710 CLAYTON ROAD  
DADE CITY, FL 33523

SUBJECT: SPRING VALLEY LAKE ESTATES HOMEOWNERS ASSOCIATION  
Ref. Number: W02000009173

We have received your document for SPRING VALLEY LAKE ESTATES HOMEOWNERS ASSOCIATION and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name of the corporation must contain a corporate suffix. This suffix may be: CORPORATION, CORP., INCORPORATED, or INC. Sections 617.0401(1)(a) and 617.1506(1), Florida Statutes, prohibits the use of the word COMPANY or CO. in the name of a non-profit corporation.

You must list the corporation's principal office and/or a mailing address in the document.

The document must contain written acceptance by the registered agent, (i.e. "I hereby am familiar with and accept the duties and responsibilities as Registered Agent.")

The registered agent must sign accepting the designation.

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) 245-6972.

Doris Brown  
Document Specialist  
New Filings Section

Letter Number: 202A00019375

ARTICLES OF INCORPORATION  
OF  
SPRING VALLEY LAKE ESTATES HOMEOWNERS ASSOCIATION, INC.

(A corporation not for profit)

We, the undersigned, natural persons of the age of eighteen (18) years or more, at least two of whom are citizens of the State of Florida, acting as incorporators of a corporation under the Florida Not For Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE ONE

The name of the corporation is SPRING VALLEY LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., hereinafter sometimes referred to as "corporation" or "Association".

ARTICLE TWO

The corporation is a corporation not for profit.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

The purposes for which this corporation is organized are: to maintain and administer the Common Facilities and Deed Restrictions of SPRING VALLEY LAKE ESTATES, Pasco County, Florida according to plats soon to be recorded as Map and Plat Records of Pasco County, Florida; to administer and enforce the covenants and restrictions of SPRING VALLEY LAKE ESTATES; to collect and disburse the assessments and charges set forth in the Declaration of Covenants and Restrictions for units of SPRING VALLEY LAKE ESTATES subdivision, including any Amended or Supplemental Declarations thereto, and all additional properties which may come within the jurisdiction of the Association by annexation; and for such other lawful non-profit purposes as the Corporation may determine. The corporation shall be operated exclusively for such purposes, and no part of its net earnings shall inure to the benefit of any private individual, no substantial part of its activities shall be carrying on propaganda, or otherwise attempting to influence legislation, and it shall not participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of any candidate for public office.

The corporation shall have all powers allowed by the law of Florida to be exercised by corporations not for profit.

FILED  
02 APR 15 PM 12:57  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

#### ARTICLE FIVE

The number of Directors constituting the initial Board of Directors of the corporation is three (3) and the names and addresses of the persons who are to serve as the initial Directors are:

NAME	ADDRESS
Steven C. Smith	34710 Clayton Rd Dade City, Florida 33523
Teresa S. Smith	34710 Clayton Rd Dade City, Florida 33523
Jeffrey K. Scott	7514 Colonial Ct Tampa, Florida 33615

The number of directors may be changed to not less than three, nor more than nine directors by vote of the Board of Directors or by amendment to the By-Laws of the Association.

#### ARTICLE SIX

The principal place of business and the mailing address of the corporation is 34710 Clayton Rd, Dade City, Florida 33523. The name and address of its initial registered agent is:

STEVEN C. SMITH  
34710 Clayton Road  
Dade City, FL 33523

#### ARTICLE SEVEN

The name and street address of each incorporator is:

NAME	ADDRESS
Steven C. Smith	34710 Clayton Rd Dade City, Florida 33523
Teresa S. Smith	34710 Clayton Rd Dade City, Florida 33523
Jeffrey K. Scott	7514 Colonial Ct Tampa, Florida 33615

## ARTICLE EIGHT

The corporation is a corporation not for profit, without capitol stock, organized solely for non-profit purposes, and no director, officer or employee of the corporation, nor any individual having a personal or private interest in the activities of the corporation, shall ever be lawfully entitled to receive any profit from the operations of the corporation, except reasonable compensation for Services rendered in carrying out one or more of its stated purposes. The corporation shall not engage in, and none of its funds or property shall be devoted to, carrying on propaganda or otherwise attempting to influence legislation.

## ARTICLE NINE

Every person or entity who is a record owner of a fee or undivided interest in any lot situated in SPRING VALLEY LAKE ESTATES, Pasco County, Florida, and such additional lands as may become subject to the jurisdiction and assessment of the Association, shall be a Member of the Association, provided, however, that any person or entity holding an interest in any such Lot or Lots merely as security for the performance of an obligation shall not be a Member. The Association may issue certificates to its members, to evidence their membership.

## ARTICLE TEN

The Association shall have two (2) classes of voting membership: "Class A" Members shall be all members other than the "Class B" Member.

Class A Members shall be every person or entity as defined in Article Nine, with the exception of Good Life Development Company, Inc., its successors and assigns. Class A Members shall be entitled to one vote for each lot in which they hold the interest required for membership by Article Nine. When more than one person is the owner of any lot, all such persons shall be members, and the vote of such lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

The Class B Member shall be Good Life Development Company, Inc., provided that Good Life Development Company, Inc. may assign its Class B Membership, or a portion thereof, to an individual or corporate home builder ("Builder Member"), and such assignee shall be a Class B member. The Class B Member shall be entitled to three votes for each Lot in which it holds the interest required by Article Nine, provided that the Class B membership shall cease and become converted to a Class A Membership on the happening of the following events, whichever occurs earlier:

When the total outstanding in the Class A membership equals the total votes outstanding in the Class B membership; or

On January 1, 2012.

From and after the happening of these events, whichever occurs earlier the Class B Member shall be deemed to be a Class A Member entitled to one vote for each Lot in

which it holds interest required for membership under Article Nine.

ARTICLE ELEVEN

The Association shall be entitled to indemnify its officers, directors, and those acting on its behalf, including members of an Architectural Control Committee or other similar committee, to the fullest extent allowed by the Florida Non-Profit Corporation Act or other Applicable law.

ARTICLE TWELVE

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the membership of the Association.

IT WITNESS WHEREOF, I have hereunto set my hand this 8<sup>R</sup> day of April, 2002.

Steven C. Smith  
Steven C. Smith, Incorporator

Teresa S. Smith  
Teresa S. Smith, Incorporator

Jeffrey K. Scott  
Jeffrey K. Scott, Incorporator

STATE OF FLORIDA

COUNTY OF PASCO

Before me, notary public, on this day personally appeared Steven C. Smith, Teresa S. Smith, and Jeffrey K. Scott, known to me to be the persons whose names are subscribed to the foregoing document and, being by me first duly sworn, declared that the statements contained therein are true and correct.

Given under my hand and seal this 8<sup>R</sup> day of April, 2002.

Glen E. Greenfelder  
Notary Public

My Commission Expires:

GLEN E. GREENFELDER  
Notary Public, State of Florida  
My Commission Expires, July 2, 2005  
Com. No. DD038652

**CERTIFICATE DESIGNATING REGISTERED AGENT AND  
PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF  
PROCESS WITHIN FLORIDA, AND ACCEPTANCE OF  
AGENT UPON WHOM PROCESS MAY BE SERVED**

**FILED**  
**02 APR 15 PM 12:57**  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

In compliance with Sections 48.091 and 607.0501, Florida Statutes, the following is submitted:

That SPRING VALLEY LAKE ESTATES HOMEOWNERS ASSOCIATION, INC, desiring to organize or qualify under the laws of the State of Florida, with its principal place of business at 34710 Clayton Road, Dade City, FL 33523, has named Steven C. Smith, whose address is 34710 Clayton Road, Dade City, FL 33523, as its agent to accept service of process within Florida.

DATED: 4/8/02

SIGNED: Steven C. Smith  
Steven C. Smith

**ACCEPTANCE**

Having been named to accept service of process for the above-named corporation at the place designated in this certificate, the undersigned hereby agrees to act in this capacity; and I further agree to comply with the provisions of all statutes relative to the proper performance of my duties.

DATED: 4/8/02

Steven C. Smith  
Steven C. Smith  
Registered Agent