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FLORIDA NON-PROFIT CORPORATION

O.C.T. HOMEOWNERS' ASSOCIATION, INC.

Certificate of Status	0
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Department of State 6/3/2002 9:07 PAGE 1/1 RightFAX



FLORIDA DEPARTMENT OF STATE  
Katherine Harris  
Secretary of State

June 3, 2002

JOHNSTON & SASSER, P.A.

SUBJECT: O.C.F. HOMEOWNERS' ASSOCIATION, INC.  
REF: W02000015902

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refile the complete document, including the electronic filing cover sheet.

Please accept our apology for failing to mention this in our previous letter.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

If you have any further questions concerning your document, please call (850) 245-6933.

Dale White  
Document Specialist  
New Filings Section

FAX Aud. #: H02000146222  
Letter Number: 502A00035721

*6/3/02  
Please advise  
if now acceptable.  
Bumda*

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**ARTICLES OF INCORPORATION**

**OF**

**O.C.T. HOMEOWNERS' ASSOCIATION, INC.**

We, the undersigned natural persons of legal age, at least two of whom are citizens of the State of Florida, acting as incorporators of a corporation under Chapter 617 of the Florida Statutes, hereby adopt the following articles of incorporation:

**Article I**

The name of the corporation is O.C.T. HOMEOWNERS' ASSOCIATION, INC. (hereinafter the "association").

**Article II**

The association is a nonprofit corporation.

**Article III**

The period of its duration is perpetual.

**Article IV**

The association is formed for the primary purpose of providing for the maintenance, preservation, and architectural control of the residential lots, access tract, and common area within a certain subdivided tract of real property described as follows:

See Attachment "A"

Prepared by:  
Darryl W. Johnston, Esquire  
Florida Bar No. 768286  
Johnston & Sasser, P. A.  
P. O. Box 997  
Brooksville, FL 34605-0997  
352/796-5123 (phone) 352/799-3187 (fax)

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and to promote the health, safety, and welfare of the residents within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the association for such purpose.

In furtherance of such purposes, the association will have the power to:

(a) Perform all of the duties and obligations of the association as set forth in a certain Amended Restrictive Covenants (the "Declaration") applicable to the subdivision and to be recorded in the public records of Hernando County, Florida;

(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means; and 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 on the property of the association;

(c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the association;

(d) Borrow money and, subject to the consent by vote or written instrument of ninety percent (90 %) of each class of members, mortgage, pledge, convey by deed of 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 areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer will be

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effective unless an instrument has been signed by ninety percent (90%) of each class of members, agreeing to such dedication, sale, or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation must have the consent by vote or written instrument of ninety percent (90%) of each class of members.

(g) Have and exercise all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The association is organized and will be operated exclusively for the above purposes. The activities of the association will be financed by assessments on members as provided in the Declaration, and no part of any net earnings will inure to the benefit off any member.

**Article V**

The street address of the initial registered office of the association is 15258 Horn Avenue, Brooksville, FL 34613, and the name of its initial registered agent at that address is Jane Rolph. The principal office and mailing address of this corporation is 15258 Horn Avenue, Brooksville, FL 34613.

**Article VI**

Every person or entity who/which is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, will be a member of the association. Membership will be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the association.

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### Article VII

The association will have two classes of voting members, which are defined as follows:

Class A. Class A members will include all owners with the exception of the declarant as that term is defined in the Declaration. Class A members will be entitled to one vote for each lot owned. When more than one persons holds an interest in any lot, all of those persons will e members. The vote for such lot will be exercised a such members determine among themselves, but in no event will more than one vote be cast with respect to any lot owned by Class A members.

Class B. The Class B member will be the declarant, as that term is defined in the Declaration. The declarant will be entitled to five (5) votes for each lot owned. The Class B membership will cease and be converted to Class A membership as provided in the Declaration.

### Article VIII

The number of directors constituting the initial board of directors of the association is three and the names and addresses off the persons who are to serve as the initial director are:

Jane Rolph, 15258 Horn Avenue, Brooksville, FL 34613.

John W. Rolph, P. O. Box 10372, Brooksville, FL 34603-0372

Mary Elizabeth Rolph, P. O. Box 10372, Brooksville, FL 34603-0372

The Directors shall be elected or appointed in accordance with the bylaws and shall never be less than three.

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**Article IX**

On dissolution, the assets of the association will be distributed to an appropriate public agency to be used for purposes similar to those for which the association was created. In the event such distribution is refused acceptance, such assets will be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

**Article X**

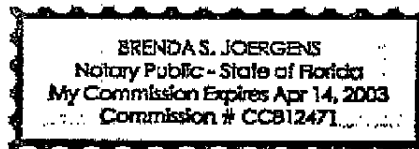
The name and street address of each incorporator is Jane Rolph, 15258 Horn Avenue, Brooksville, FL 34618.

Jane Rolph  
Jane Rolph, Incorporator

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was sworn to and subscribed before me by Jane Rolph who are personally known to me or who produced \_\_\_\_\_ as identification, and who did take an oath and who declared that they are the persons who are signing the foregoing document as incorporators, and that the statements contained therein are true, this 30 day of May, 2002.

Brenda S Joergens  
Notary Public  
(Stamp, type, or print name and date commission expires along with commission number below or to the left)



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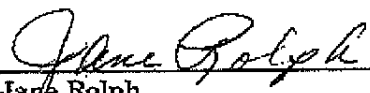
**CERTIFICATE OF DESIGNATION**  
**REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of sections 607.0501 or 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is O.C.T. HOMEOWNERS' ASSOCIATION, INC.
2. The name and address of the registered agent and office is:

Jane Rolph, 15258 Horn Avenue, Brooksville, FL 34613

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

  
\_\_\_\_\_  
Jane Rolph

5/30/02  
Date

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Prepared by:  
Darryl W. Johnston, Esquire  
Florida Bar No. 768286  
Johnston & Sasser, P. A.  
P. O. Box 997  
Brooksville, FL 34605-0997  
352/796-5123 (phone) 352/799-3187 (fax)

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ATTACHMENT "A"

PARENT TRACT DESCRIPTION

The E 3/8 of the SW 1/4 of the SW 1/4, the SE 1/4 of the SW 1/4 of Section 28, and the SE 1/4 of the NE 1/4 LESS AND EXCEPT RIGHT OF WAY for State Road S-485, the SW 1/4 of the NE 1/4 and the NW 1/4 and that part of the West 1/2 of the SW 1/4 lying North and East of the present Right of Way of State Road 50 and U. S. 98, All in Section 33, Township 22 South, Range 20 East, Hernando County, Florida.

ACCESS TRACT

The South 30.00 feet of the North 3/4 of the West 3/4 of the Northwest 1/4 of the Northwest 1/4 and the East 30.00 feet of the North 3/4 of the West 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4; LESS the North 95.53 feet thereof; the West 30.00 feet of the North 3/4 of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4; Less the North 95.54 feet thereof; the North 30.00 feet of the South 1/4 of the West 3/4 of the Northwest 1/4 of the Northwest 1/4 and the East 30.00 feet of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 and the North 30.00 feet of the East 30.00 feet of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 and the North 30.00 feet and the East 30.00 feet of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 and the North 70.00 feet of the east 30.00 feet of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 and the South 30.00 feet and the South 361.33 feet of the West 30.00 feet of the South 3/4 of the East 1/4 of the Northwest 1/4 of the Northwest 1/4 and the South 30.00 feet of the West 30.00 feet of the Northeast 1/4 of the Northwest 1/4 and the South 30.00 feet and the West 30.00 feet of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 and the South 30.00 feet and the East 30.00 feet of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 and the North 70.00 feet of the West 30.00 feet and the North 30.00 feet of the South 3/4 of the West 3/4 of the Southeast 1/4 of the Northwest 1/4 and the North 30.00 feet of the West 70.00 feet of the South 3/4 of the East 1/2 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 and the West 30.00 feet and the South 30.00 feet of the West 401.70 feet of the North 1/4 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 and the South 70.00 feet of the West 30.00 feet of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 and the South 70.00 feet of the East 30.00 feet of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 all lying in and being a part of the Northwest 1/4 of Section 33, Township 22 South, Range 20 East, Hernando County, Florida, LESS RIGHT OF WAY FOR W.P.A. ROAD.

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