

No3000007012

Arthur L. Schaer

(Requestor's Name)

1650 Coqui Court

(Address)

Odessa

(Address)

Florida 33551

(City/State/Zip/Phone #)



PICK-UP



WAIT



MAIL

Woodacre Estates of Northdale

Home Owners (Business Entity Name) ASSOCIATION

EIN 30-0189353

(Document Number)

INCORPORATED

Certified Copies

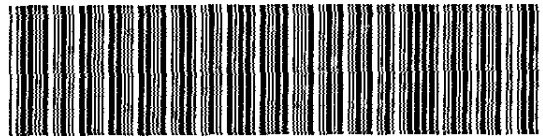
2

Certificates of Status

✓

Special Instructions to Filing Officer:

Office Use Only



200021453222

07/15/03--01011--003 **70.75

~~603-80377~~
SL 4-15

TRANSMITTAL LETTER

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

SUBJECT: WOODACRE ESTATES OF NORTHDALÉ HOMEOWNER'S
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)
ASSOCIATION, INCORPORATED

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee &
Certificate of
Status

☐ 78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Teresa A. Schaer Arthur L. Schaer
Name (Printed or typed)

1650 Coqui Court
Address

Odessa, Florida 33556
City, State & Zip

(813) 949-6926
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

RECEIVED
03 AUG 13 PM 2:21

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

July 17, 2003

~~TERESA A. SCHAER~~ Arthur L. Schaefer
1650 COQUI CT
ODESSA, FL 33556

SUBJECT: WOODACRE ESTATES OF NORTHDALÉ HOMEOWNER'S
ASSOCIATION, INCORPORATED
Ref. Number: W03000020377

We have received your document for WOODACRE ESTATES OF NORTHDALÉ HOMEOWNER'S ASSOCIATION, INCORPORATED 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 entity must be identical throughout the document.

The registered agents address must be the same throughout the document.

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) 245-6884.

Shawn Logan
Document Specialist
New Filings Section

Letter Number: 003A00042043

Sorry for the confusion - this is my first filing, personally - This is a property my husband owns and is developing. Please let me know if there is anything further needed.

Thank you,
Teresa A. Schaefer
for Arthur L.
(813) 949-6926

**ARTICLES OF INCORPORATION
OF
WOODACRE ESTATES OF NORTHDAL** *HOMEOWNER'S ASSOCIATION,*
A Florida Corporation Not For Profit *INCORPORATED*

The undersigned incorporator, a resident of the State of Florida and of full age, hereby makes, subscribes, acknowledges and files with the Department of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida.

**ARTICLE I
NAME**

The name of this corporation is **WOODACRE ESTATES OF NORTHDAL
HOMEOWNER'S ASSOCIATION, INCORPORATED**, a Florida corporation not for profit, (hereinafter called the "Association" in these Articles.)

**ARTICLE II
OFFICE AND REGISTERED AGENT**

This Association's registered office is 1650 Coqui Court Odessa, Florida 33556 Pasco County, Florida, and its registered agent is Teresa A. Schaer who maintains a business office at 1650 Coqui Court Odessa, Florida 33556. Both this Association's registered office and registered agent may be changed from time to time by the Board of Directors as provided by law.

**ARTICLE III
PURPOSE**

This Association does not contemplate pecuniary gain or profit to its members and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of all common areas and other residential lots within that certain tract of property (hereinafter called the Property) in Hillsborough County, Florida and more particularly described as: *Please see copy attached*

See Exhibit A

**ARTICLE IV
POWERS**

Without limitation this Association is empowered to:

- a) Declaration. Exercise all rights, powers, privileges and perform all duties, of this Association set forth in that certain Declaration of Covenants, Conditions and Restrictions (hereinafter called the Declaration) applicable to the property and recorded or to be recorded in the Public Records of Hillsborough 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 in full;
- b) Property. In any lawful manner, acquire, own, hold, improve, manage, operate, maintain, repair, replace, operate, convey, sell, lease, transfer,

WOODACRE ESTATES OF NC A SUBDIVISION IN SECTION 28, TOWNSHIP 27 SOUTH, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION

THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 18 EAST; THENCE N89°40'16"W, ALONG FLORIDA, LESS THE NORTH 15 FEET AND LESS THE EAST 15 FEET THEREOF, RESERVED FOR ROAD RIGHT-OF-WAY.

ALSO DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 18 EAST; THENCE N89°40'16"W, ALONG THE SOUTH BOUNDARY OF NORTHDALE - SECTION E - UNIT NO. 5 AS RECORDED IN PLAT BOOK 50, PAGE 30 OF THE PUBLIC RECORDS OF 15.00 FEET; THE SOUTH BOUNDARY OF NORTHDALE, ALSO BEING 15.00 FEET WEST OF AND PARALLEL TO THE EAST BOUNDARY OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 28, THENCE S60°20'38"E, CONTINUING ALONG SAID LINE, FOR A DISTANCE OF 626.03 FEET, TO THE POINT OF BEGINNING; THENCE S60°20'38"E, CONTINUING ALONG SAID LINE, FOR A DISTANCE OF 578.41 FEET, TO THE EAST BOUNDARY OF NORTHDALE - SECTION E - UNIT NO. 3 AS RECORDED IN PLAT BOOK 49, PAGE 17 OF THE PUBLIC RECORDS OF 578.41 FEET, TO THE EAST BOUNDARY OF NORTHDALE - SECTION E - UNIT NO. 1 AS RECORDED IN PLAT BOOK 49, PAGE 17 OF THE PUBLIC RECORDS OF 578.41 FEET, TO THE EAST BOUNDARY OF NORTHDALE - SECTION E - UNIT NO. 2 AS RECORDED IN PLAT BOOK 49, PAGE 22 OF THE PUBLIC RECORDS OF 578.41 FEET, TO THE EAST BOUNDARY OF NORTHDALE - SECTION E - UNIT NO. 5, AND THE NORTH BOUNDARY OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 28; THENCE S89°40'16"E, ALONG SAID LINE, FOR A DISTANCE OF 576.87 FEET, TO THE POINT OF BEGINNING.

CONTAINING 8.299 ACRES MORE OR LESS.

BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

9/29/02

assign, and otherwise dispose of property of any nature whatsoever, real, personal, or mixed, tangible or intangible, in connection with this Association's affairs.

- c) Assessments. Fix, levy, collect, and enforce any lawful means all charges or assessments established by, or pursuant to, the Declaration; and to use and expend the proceeds of assessments in the exercise of its powers and duties hereunder.
- d) Costs. Pay all costs, expenses, and obligations lawfully incurred in connection with this Association's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against this Association's property.
- e) Borrowing. Borrow money and, with the approval of two-thirds of each class of members, mortgage, pledge, deed in trust, hypothecate, assign, grant security interests in, or otherwise transfer any or all of its property as security for money borrowed, debts incurred, or any of its obligations.
- f) Dedications. With the approval of three-fourths of the members, dedicate, sell or transfer all or any part of its property to any public to any public agency, authority, or utility for such purposes, and subject to such conditions, as seventy-five percent (75%) of the members determine.
- g) Mergers. With the approval of two-thirds (2/3) of the members, participate in mergers and consolidations with other non-profit corporations organized for similar purposes.
- h) Rules. From time to time, adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the Lots, Common Area, and Corporate Property consistent with the rights and duties established by the Declaration and these Articles.
- i) General. Have and exercise all common law rights, powers, and privileges and those that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration of these Articles, or reasonably necessary to effectuate the exercise of any right, power, or privilege so granted.
- j) Enforcement. To enforce by legal means the obligations of the members of the corporation; the provisions of the Declaration, and the provisions of a dedication or conveyance of the corporate Property to the corporation with respect to the use and maintenance thereof.

ARTICLE V MEMBERSHIP

Every person who from time to time holds the record fee simple title to, or any undivided fee simple interest in, any Lot that is subject to the provisions of the Declaration is a member of this Association, including contract sellers, but excluding all other persons who hold any interest in any Lot merely as security for the performance of an obligation. An Owner of more than one Lot is entitled to one membership for each Lot owned. Membership is appurtenant to, and may not

be separated from, ownership of at least one Lot that is subject to the provisions of the Declaration, and membership may not be transferred other than by transfer of title to such Lot.

ARTICLE VI VOTING RIGHTS

Members shall be all Owners, and shall be entitled to one vote for each Lot owned. When more than one person holds interest in any Lot, all such members 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 with respect to any Lot.

ARTICLE VII BOARD OF DIRECTORS

Section 1. This Association's affairs are managed by a Board of Directors initially composed of two Directors. The number of Directors from time to time may be changed by amendment to this Association's By-Laws, but at all times it must be a number of two or more but not to exceed five (5). The initial Directors named below shall serve until this Association's first annual meeting. The term of office for all Directors is one year. Before any such annual meeting, all vacancies occurring on the Board of Directors, if any, will be filled by majority vote of the remaining Directors, even if less than a quorum. Any Director may succeed himself or herself in office. All Directors will be elected by secret ballot. Each member may cast a vote for each vacancy as such member has; and the person receiving the largest number of votes cast for each vacancy is elected. Cumulative voting is not to be permitted. Directors need not be Association members.

Section 2. The names and addresses of the persons who will serve as Directors until their successors have been duly elected and qualify, unless they sooner die, resign, or are removed, are:

Name:

Arthur L. Schaer
1650 Coqui Court
Odessa, FL 33556

Teresa A. Schaer
1650 Coqui Court
Odessa, Florida 33556

The name and residence of the incorporator is:

Arthur L. Schaer
1650 Coqui Court
Odessa, Florida 33556

ARTICLE IX DISSOLUTION

This Association may be dissolved in the manner from time to time provided by the laws of the State of Florida and with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of this Association in any manner other than incident to a merger or consolidation, all of this Association's assets must be dedicated to an appropriate public agency to be used for the purposes similar to those for which this Association was created. If dedication is refused, such assets must be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes. In no event, however may any assets inure to the benefit of any member or other private individual.

ARTICLE X DURATION

This Association exists perpetually.

ARTICLE XI BY-LAWS

This Association's By-Laws initially will be adopted by the Board of Directors. Thereafter, the By-Laws may be altered, amended, or rescinded with the approval of seventy-five percent (75%) of each class of members, except as to those provisions for Amendment to the By-Laws, which are provided in the Declaration, or any Supplemental Declaration in which case those provisions shall control such Amendments.

ARTICLE XII AMENDMENTS

Amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, provided that each such amendment must have the approval in writing of seventy-five percent (75%) of the entire membership, except as to those provisions for the Amendment of the By-Laws which are provided in the Declaration or any Supplemental Declaration in which case those provisions shall control such Amendments.

ARTICLE XIII INTERPRETATION

Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of the Articles. Without limitation, all terms defined in the Declaration have the same meaning where used in these Articles. By subscribing and filing these Article, the incorporators intend its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this Ninth day of July 2003.


Arthur L. Schaer Trustee

**STATE OF FLORIDA
COUNTY OF PASCO**


BEFORE ME, the undersigned authority, this day personally appeared Arthur L. Schaer, to me well known to be the person described in, and who signed the foregoing Articles of Incorporation of **WOODACRE ESTATES OF NORTHDALÉ HOMEOWNER'S ASSOCIATION, INC.** and who acknowledges to me that he executed and subscribed such Articles for the purpose set forth herein. He is personally known to me and did not take an oath.

WITNESS my hand and official seal this Ninth day of July 2003.

My commission number:


Notary Public, State of Florida at Large

MY COMMISSION EXPIRES:


Please Print Name



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

**WOODACRE ESTATES OF NORTHDALÉ HOMEOWNER'S
ASSOCIATION, INC.**, desiring to organize under the laws of the State of Florida, as a
corporation not for profit with its principal office, as indicated in its Article of
Incorporation, at 1650 Coqui Court Odessa, Florida 33556, County of Pasco, State of
Florida, has named Teresa A. Schaer, whose business office is 1650 Coqui Court Odessa,
Florida 33556, as its registered agent to accept service of process within Florida.

ACCEPTANCE

Having been named to accept service of process for the foregoing corporation at
the place designated in this certificate, I hereby agree to act in this capacity, and I further
agree to comply with the provisions of all statutes, including the duties imposed by
Section 607.325, relative to the proper and complete performance of my duties.

Teresa A. Schaer
Teresa A. Schaer

Date: 8-5-03