

No 4000001065

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP     WAIT     MAIL

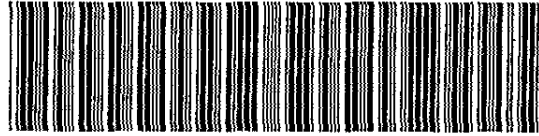
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



900027437809

01/29/04--01021--007 \*\*87.50

FILED  
04 JAN 23 PM 3:53  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

✓

2-3

**TRANSMITTAL LETTER**

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

**SUBJECT:** Cypress Street Townhomes Homeowners Association, Inc  
**(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)**

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:** Westar Homes, Inc.  
Name (Printed or typed)

101 Sunnyside Road, Suite 102  
Address

Casselberry, FL 32707  
City, State & Zip

407-478-0958  
Daytime Telephone number

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

ARTICLES OF INCORPORATION  
OF  
CYPRESS STREET TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

In compliance with the requirements of Florida Statutes, Chapter 617, the undersigned, all of whom are residents of the State of Florida and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation, not for profit, and do hereby certify:

ARTICLE I  
NAME

The name of the corporation is CYPRESS STREET TOWNHOMES HOMEOWNERS ASSOCIATION, INC. (hereinafter called the "Association").

ARTICLE II  
PRINCIPAL OFFICE

The initial principal office of the Association is located at 101 Sunnyside Road, Suite 102, Casselberry, Florida 32707.

ARTICLE III  
REGISTERED AGENT

Larry White, whose address is 101 Sunnyside Road, Suite 102, Casselberry, Florida 32707, is hereby appointed the initial registered agent of this Association.

ARTICLE IV  
DEFINITIONS

Unless otherwise provided herein to the contrary, all terms and words utilized herein shall be as defined in that certain Declaration of Covenants, Conditions and Restrictions for CYPRESS STREET TOWNHOMES, Orange County, Florida, recorded or to be recorded in the Public Records of Orange County, Florida (the "Declaration").

ARTICLE V  
PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the Members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the Lots and Dwelling Units within that certain tract of land more particularly described in the Declaration and to promote the health, safety and welfare of the residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association and for this purpose 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 Declaration as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

FILED  
07 JAN 23 PM 53  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

- b. Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to 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 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 (2/3rds) 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 or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3rds) of Members;
- f. Have and exercise any and all powers, rights and privileges which a corporation organized under the nonprofit corporation law of the State of Florida by law may now or hereafter have or exercise.
- g. The Association shall operate maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Management District permit no. 42-095-88465-1 requirements and applicable District rules, and shall assist in the enforcement of the restrictions and covenants which relate to the surface water or stormwater management system.
- h. The Association shall levy and collect adequate assessments against members of the Association for the costs and maintenance and operation of the surface water or stormwater management system.

#### ARTICLE VI MEMBERS

Every owner of a Lot, which is subject to assessment by the Association including contract sellers, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot, which is subject to assessment, by the Association.

#### ARTICLE VII MEETING OF MEMBERS: QUORUM REQUIREMENTS

The presence at any meeting of Members entitled to cast votes or of proxies entitled to cast votes, fifty percent (50%) of the votes shall constitute a quorum for any

action except as otherwise provided in these Articles of Incorporation, the Declaration or the Bylaws.

ARTICLE VIII  
VOTING RIGHTS

Owners shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

ARTICLE IX  
BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be Members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

| NAME             | ADDRESS  |
|------------------|--|
| Larry White      | 101 Sunnyside Road #102<br>Casselberry, FL 32707 |
| William Spittler | 101 Sunnyside Road #102<br>Casselberry, FL 32707 |
| Precious Brooks  | 101 Sunnyside Road #102<br>Casselberry, FL 32707 |

At the first annual meeting the Members shall elect one director for a term of one year, one director for a term of two years and one director for a term of three years; and at each annual meeting thereafter the Members shall elect one director for a term of three years.

ARTICLE X  
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3rds) of Members. Upon dissolution of the Association, other than incident to a 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 the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE XI  
DURATION

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE XII  
INCORPORATOR

The name and address of the incorporator is as follows:

Larry White  
101 Sunnyside Road #102  
Casselberry, FL 32707

ARTICLE XIII  
AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five percent (75%) of all Members. Amendment of these Articles may be proposed by the Board of Directors and shall be voted on at a Special Meeting of the Membership duly called for that purpose, or at an annual meeting of the Membership; provided, however, the foregoing requirement as to a meeting of the Membership shall not be construed to prevent the Members from waiving notice of a meeting; provided further, if Members (and/or persons holding valid proxies) with not less than seventy-five percent (75%) of the votes of the entire Membership sign a written consent manifesting their intent that an Amendment to these Articles be adopted, then such Amendment shall thereby be adopted as though proposed by the Board of Directors and voted on at a meeting of the Membership as hereinabove provided.

ARTICLE XIV  
BYLAWS

The Bylaws of this Association shall be adopted by the Board of Directors and may be altered, amended, or rescinded by a majority vote of a quorum of all Members voting in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments.

ARTICLE XV  
PRIOR APPROVAL

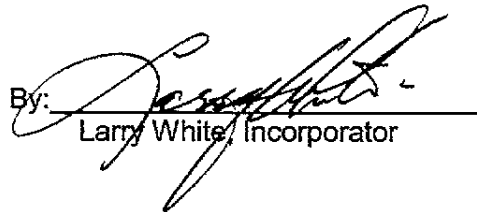
The following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, dissolution and amendment of these Articles.

ARTICLE XVI  
INDEMNIFICATION

Subject to and consistent with the requirements and procedures for such indemnification under the applicable provisions of the Florida Statutes, the Association shall defend, indemnify and hold harmless any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding (other than an action by or in the right of the Association), whether civil, criminal, administrative or investigative, by reason of the fact that (s) he is or was a director, employee, officer, Committee Member or agent of the Association, from and against any and all liabilities, expenses (including attorneys' and paralegal' fees and for all stages prior to and in connection with any such action, suit or proceeding, including all appellate proceedings), judgments, fines and amounts paid in settlement as long as actually and reasonably incurred by him in connection with such action, suit or proceeding, including any appeal thereof, if he acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interest of the Association and, with respect to any criminal action or proceeding, had no reasonable cause to believe this conduct was unlawful, except that no indemnification shall be made in respect of any claim, issue or matter as to which such person shall have been adjudged to be liable for gross negligence or misfeasance or malfeasance in the performance of his duty to the Association, unless and only to the extent that the court in which such action or suit was brought shall determine upon application that despite the adjudication of liability, but in view of all of the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper.

The termination of any action, suit or proceedings by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in good faith not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, had no reasonable cause to believe that his conduct was unlawful.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation this 30 day of September, 2003.

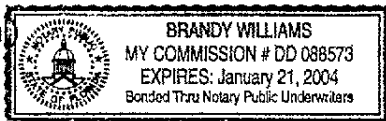
By:   
Larry White, Incorporator

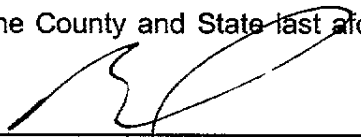
STATE OF FLORIDA  
COUNTY OF SEMINOLE

THE FOREGOING instrument was acknowledged before me this 30 day of September, 2003, by Larry White, Incorporator who is personally known to me or has produced a driver's license as identification and did take an oath.

30 WITNESS my hand and official seal in the County and State last aforesaid this day of September 2003.

Print name:  
(Notary Seal)



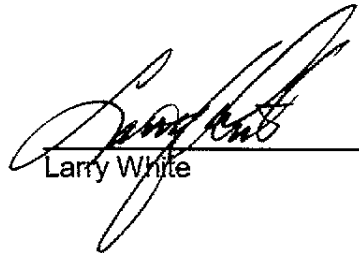
  
NOTARY PUBLIC OF THE  
STATE OF FLORIDA  
My Commission Expires:



ACCEPTANCE OF APPOINTMENT  
BY INDIVIDUAL REGISTERED AGENT

THE UNDERSIGNED, an individual resident of the State of Florida, having been named in Article III of the foregoing Articles of Incorporation as initial Registered Agent at the office designated therein, hereby accepts such appointment and agrees to act in such capacity. The undersigned hereby states that the undersigned is familiar with, and hereby accepts, the obligations set forth in Section 617.0503, Florida Statutes, and the undersigned will further comply with any other provisions of law made applicable to the undersigned as Registered Agent of the corporation.

DATED, this 30 day of September, 2003.

  
\_\_\_\_\_  
Larry White

FILED  
04 JAN 23 PM 3:53  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA