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FLORIDA NON-PROFIT CORPORATION

COUNTRY MEADOWS COMMUNITY ASSOCIATION, INC.

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**ARTICLES OF INCORPORATION
OF
COUNTRY MEADOWS COMMUNITY ASSOCIATION, INC.
(A Corporation not for Profit)**

In order to form a corporation under and in accordance with the provisions of the laws of the state of Florida for the formation of corporations not for profit, we, the undersigned, do hereby associate ourselves together into a corporation for the purposes and with the powers hereinafter set forth, and to accomplish that end we do hereby adopt and set forth these Articles of Incorporation, viz:

**ARTICLE I
NAME OF CORPORATION AND MAILING ADDRESS**

The name of this corporation shall be Country Meadows Community Association, Inc., hereinafter referred to as Association. The mailing and principal address of the Association shall be 438 Interstate Court, Sarasota, FL 34240. The Directors of the Association may change the location of the principal office or mailing address from time to time.

**ARTICLE II
PURPOSES**

The general nature, objects, and purposes of the Association are as follows:

1. To administer and enforce the Declaration of Covenants, Conditions, Easements, and Restrictions of Country Meadows Subdivision (the "Declaration").
2. To take such action as may be deemed appropriate to promote the health, safety, enjoyment, and welfare of the owners of the property within Country Meadows.
3. To add, replace, improve, maintain, and repair Common Areas within the Subdivision for the benefit of the members of the Association.
4. To operate without profit and for the sole and exclusive benefit of its members.

**ARTICLE III
POWERS**

The Association shall have the following powers and privileges:

1. to own, purchase, accept, lease or otherwise acquire title to, and to hold, mortgage, rent, sell, convey, dedicate to public use, or otherwise dispose of,

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FAX AUDIT #: H04000084130 3

any and all real or personal property related to the purposes or activities of the Association;

2. to operate and maintain Common Areas, including, but not limited to, the surface water management system, including any mitigation areas as permitted by the Southwest Florida Water Management District, including all lakes, retention areas, culverts and related appurtenances;
3. to adopt, promulgate and enforce rules and regulations, bylaws, covenants, restrictions and agreements in order to effectuate the purposes for which the Association is organized;
4. to delegate such of the powers of the Association as may be deemed to be in the Association's best interests by the Board of Directors.
5. to establish a budget and to fix assessments to be levied against all Lots which are subject to assessment pursuant to the Declaration for the purpose of defraying the expenses and costs of effectuating the objects and purposes of the Association and to create, at its election, reasonable reserves for such expenditures, including a reasonable contingency fund for the ensuing year and a reasonable annual reserve for anticipated major capital repairs, maintenance, improvements and replacements;
6. to place liens against any Lot subject to assessment for delinquent and unpaid assessments or charges and to bring suit for the foreclosure of such liens or to otherwise enforce the collection of such assessments and charges for the purpose of obtaining revenue in order to carry out the purposes and objectives of the Association;
7. to institute, maintain, defend, settle or appeal legal actions or hearings in the name of the Association on behalf of all Lot owners;
8. to pay all taxes and other charges or assessments, if any, levied against property owned, leased or used by the Association;
9. to purchase insurance upon Common Areas and all properties the Association shall hold and insurance for the protection of the Association and its members.
10. to improve the Common Areas further and, after casualty, to reconstruct improvements.
11. to make, enter into, perform and carry out contracts of every kind and nature with any person, firm, corporation or association;
12. to exercise any and all powers granted to a corporation not for profit under the laws of the State of Florida;

FAX AUDIT #: H04000084130 3

FAX AUDIT #: H04000084130 3

13. to exercise all of the powers and privileges of a homeowner association under Chapter 720, Florida Statutes;
14. to exercise all powers reasonably necessary to implement and effectuate the purposes of the Association, although not specifically recited above, and to do any and all other acts necessary, convenient or expedient for carrying on any and all of the activities of the Association and pursuing any and all of the objects and purposes set forth herein, except as may be limited or otherwise provided by these Articles or the Declaration.

ARTICLE IV MEMBERS

The qualification of the members, the manner of their admission to membership and termination of such membership, and voting by members shall be as set forth in the Bylaws and Declaration.

ARTICLE V DIRECTORS

A Board of Directors shall manage the affairs of the Association. The qualifications, method of election, and powers of the Board of Directors shall be as set forth in the Bylaws. The names and addresses of the persons constituting the first Board of Directors who shall hold office until the first annual meeting of members to be held in the year 2005 and until their successors are elected or appointed and have qualified, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
John Sellinger	488 Interstate Court Sarasota, FL 34240
Michael Rego	438 Interstate Court Sarasota, FL 34240
Carlos Beruff	2212 58 th Avenue East Bradenton, FL 34203

ARTICLE VI OFFICERS

The officers shall administer the affairs of the Association pursuant to the terms and conditions of the Bylaws. The names of the officers who are to manage the affairs of the Association until the first annual meeting of the Board of Directors to be held in the year 2005 and until their successors are duly elected and qualified, are as follows:

FAX AUDIT #: H04000084130 3

NAME

OFFICE

John Sellinger
Carlos Beruff
Michael Rego

President
Vice-President
Secretary/Treasurer

**ARTICLE VII
BYLAWS**

The Bylaws may be altered, amended, or rescinded by the members in the manner provided by such Bylaws.

**ARTICLE VIII
INDEMNIFICATION OF OFFICERS AND DIRECTORS**

1. Indemnity. The Association shall indemnify any person serving as a director, officer, or committee member to the fullest extent permitted under Section 607.0850, Florida Statutes (2004).

2. Additional Indemnification. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled by law, agreement vote of a majority of the voting interests of the members, or otherwise, and shall continue as to a person who has ceased to be a director, officer, or committee member and shall inure to the benefit of the heirs and personal representatives of such person.

3. Insurance. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, or committee member against any liability asserted against the person and incurred by the person in any such capacity, or arising out of his or her status as such, whether or not the Association would have the power to indemnify the person against such liability under the provisions of this Article. Notwithstanding anything in this Article to the contrary, the provision herein provided for indemnification shall only be applicable to the extent insurance coverage does not apply or is insufficient.

**ARTICLE IX
AMENDMENT TO ARTICLES OF INCORPORATION**

These Articles of Incorporation may be altered, amended, or repealed by resolution of the Board of Directors. No amendment shall make any changes in the qualifications for membership nor the substantive voting rights of members without approval in writing of all of the members of the Association. No amendment affecting the rights of Declarant shall be effective without the prior written consent of Declarant. An amendment shall become effective upon filing with the Secretary of State and recording a copy in the Public Records of Manatee County, Florida.

ARTICLE X TERM AND DISSOLUTION

The term of the Association shall be perpetual, unless dissolved according to law. If the Association is dissolved, the property consisting of the surface water management system shall be conveyed to an appropriate agency of local government, and that if not accepted, then the surface water management system shall be dedicated to a similar non-profit corporation.

ARTICLE XI NAME AND RESIDENCE OF THE SUBSCRIBER

The name and address of the subscriber to these Articles is as follows:

Name	Address
Fred C. Streck	P.O. Box 271448 Tampa, FL 33688

ARTICLE XII RESIDENT AGENT

The Association has appointed John Sellinger, whose address is 438 Interstate Court, Sarasota, Florida 34240, as its registered agent and resident agent under the laws of the State of Florida. The Board may change the registered agent and registered office from time to time as permitted by law.

IN WITNESS WHEREOF, the subscribing incorporator has hereunto set his hand and seal, and caused these Articles of Incorporation to be executed this 7 day of March, 2004.

not April

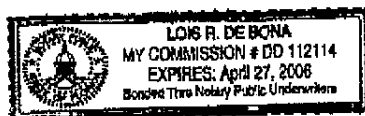
By

Fred C. Streck

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing was acknowledged before me this 7 day of March April, 2004, by Fred C. Streck, who is personally known to me and who did not take an oath.

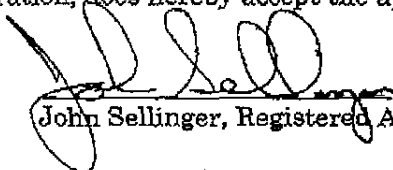
Lois R. DeBona
NOTARY PUBLIC
Print Name:
Serial Number:
My Commission Expires:



FAX AUDIT #: H04000084130 3

ACCEPTANCE BY REGISTERED AGENT

The undersigned, having been designated as agent for service of process within the State of Florida upon Country Meadows Community Association, Inc., at the place designed in Article I of the foregoing Articles of Incorporation, does hereby accept the appointment as registered agent for the Corporation.


John Sellinger, Registered Agent

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