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CORPORATION SERVICE COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 772009 7317339

AUTHORIZATION :

Patricia Pigato

COST LIMIT : \$ 70.00

ORDER DATE : June 23, 2004

ORDER TIME : 1:57 PM

ORDER NO. : 772009-005

CUSTOMER NO: 7317339

CUSTOMER: Ms. Betty D. Valenti
Lennar Homes North Florida
Land Division
Suite 380
4902 Eisenhower Blvd
Tampa, FL 33634

DOMESTIC FILING

NAME: SCENIC VIEW ESTATE VILLAGE OF
HERITAGE PINES, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP
 ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

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XX PLAIN STAMPED COPY
 CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susie Knight - EXT. 2956

EXAMINER'S INITIALS: _____

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

04 JUN 23 AM 8:36

SCENIC VIEW ESTATE VILLAGE OF HERITAGE PINES, INC.

In compliance with the requirements of Chapter 617 and 720, Florida Statutes, 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 not-for-profit corporation and do hereby certify:

**ARTICLE I
NAME**

The name of the corporation is SCENIC VIEW ESTATE VILLAGE OF HERITAGE PINES, INC., hereafter called the "Association."

**ARTICLE II
ADDRESS**

The principal office of the Association is located at 4902 Eisenhower Blvd., Suite 380, Tampa, FL 33634.

**ARTICLE III
REGISTERED AGENT**

Betty Valenti, whose address is 4902 Eisenhower Blvd., Suite 380, Tampa, FL 33634, is hereby appointed the initial registered agent of this Association.

Agent Acceptance:

By: Betty Valenti
Betty Valenti

**ARTICLE IV
PURPOSE OF THE ASSOCIATION**

The Association does not contemplate pecuniary gain or profit to the members. The specific purposes for which the Association is formed are to promote the health, safety, and general welfare of the residents within the property ("Properties") described on Exhibit "A", to that certain Declaration of Covenants, Conditions, and Restrictions for SCENIC VIEW ESTATE VILLAGE OF HERITAGE PINES recorded or to be recorded in the Public Records of Pasco County, Florida ("Declaration"), and any additions thereto as may hereafter be brought within the jurisdiction of the Association. The purposes of this Association shall include, without limitation of the foregoing, the maintenance of the Common Area within the Properties, and carrying out, enforcing, and otherwise fulfilling the Association's rights and responsibilities under and pursuant to the Declaration. The recording of a Supplement to the Declaration from time to time pursuant to the terms of the Declaration for the purpose of adding additional land shall automatically, and without need of an amendment to these Articles or approval or consent of the Association or its members, unless

otherwise required by the Declaration, bring such additional land within the term "Properties." In furtherance of the foregoing purposes, the Association shall have all powers granted to it by common law, Florida statutory law, the Bylaws and the Declaration and shall include, without limitation, the following powers and all powers reasonably necessary to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the Bylaws and the Declaration, including, without limitation the power to:

1. operate, manage, control and regulate all Association property and the Common Area in accordance with the purpose and intent of the Declaration;

2. fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration, and 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;

3. 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;

4. contract with a third party for the maintenance and/or management of the Properties and the Common Area, and to delegate to a management agent or contractor all powers and duties of the Association except as are specifically required by the Declaration and/or Bylaws to have the approval of the Board of Directors of the membership of the Association;

5. borrow money, and with the assent of two-thirds (2/3) of each class of Members, mortgage, pledge, deed in trust, or otherwise hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

6. dedicate, sell or transfer all or any part of the Common Area, including, without limitation, roadways, to any public agency, authority or utility. No such dedication or transfer shall be effective unless an instrument has been signed by a majority of the Board of Directors, agreeing to such dedication, sale or transfer;

7. grant easements as to the Common Area to public and private utility companies, including, without limitation, cable television, and to public bodies or governmental agencies or other entities or persons, with or without cost or charge at the sole discretion of the Board of Directors, where convenient, desirable or necessary in connection with the development of the Properties, and the providing of utilities and other services thereto, and to enter into shared facilities agreements and related reciprocal easement agreements as may be deemed desirable to provide for utilities and other facilities, and the maintenance thereof and costs associated therewith with any third parties, including, without limitation, homeowners' associations, community development districts, and other public and private utility companies, agencies, and entities;

8. participate in mergers and consolidations with other non-private corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of each class of Members;

9. annex additional real property in accordance with the provisions of the Declaration, with such annexations when completed in accordance with the provisions of the Declaration, extending the jurisdiction, function, duties, and memberships of the Association to the real property thereby annexed;

10. from time to time, adopt, alter, amend and rescind reasonable rules and regulations governing the use of the Common Area, which rules and regulations shall be consistent with the rights and duties established by the Declaration and with the provisions of these Articles;

11. open to the public all or any portion of the Common Area, including, without limitation, the golf course and clubhouse;

12. construct and reconstruct improvements upon the Common Area after casualty and to further improve the Common Area;

13. abate nuisances and enjoin or seek damages from Owners for violation of the provisions of these Articles, the Bylaws, the Declaration or any rules and regulations of the Association;

14. pay all taxes and all other assessments which are liens against the Common Area;

15. select depositories for the Association's funds and to determine the manner of receiving, depositing and disbursing those funds in the form check and the person or person by whom the same shall be signed, when not signed by otherwise provided by the Bylaws;

16. purchase insurance of any nature in such amounts or with such companies as the Board of Directors shall deem necessary and appropriate;

17. enter into, make, perform or enforce contracts of every kind and description, and to do all other acts necessary, appropriate or advisable in carrying out any purpose of the Association, with or in association with any other associations, corporations or any entity or agency, public or private; and

18. provide any and all supplemental municipal services as may be necessary or proper.

The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers, which may now or hereafter be allowed or committed by law; and the powers specified in each of the paragraphs of this Article IV are independent powers, not to be restricted by reference to, or inference from the terms of any other paragraphs or provisions of this Article IV.

ARTICLE V BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors in such number and elected in such manner as provided by the Bylaws and the Declaration. The term of office of the Directors shall be established in the Bylaws.

ARTICLE VI OFFICERS

The affairs of the Association shall be administered by the officers designated by the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the members of the Board of Directors.

ARTICLE VII MEMBERSHIP; VOTING RIGHTS

1. Membership. Each Owner (as defined in the Declaration) of a Lot or Parcel (each as defined in the Declaration) which is subject to assessment shall be a Member of the Association, subject to and bound by these Articles, the Bylaws, Rules and Regulations, and the Declaration. The foregoing does not include persons or entities who hold a leasehold interest or interest merely as security for the performance of an obligation. Ownership, as defined in the Declaration, shall be the sole qualification for membership. When any Lot or Parcel is owned of record by two or more persons or other legal entity, all such persons or entities shall be Members. An Owner of more than one Lot or Parcel shall be entitled to one membership for each Lot or Parcel owned by him or her. Membership shall be appurtenant to, and may not be separated from, ownership of any Lot or Parcel which is subject to assessment, and it shall be automatically transferred by conveyance of that Lot or Parcel. The Declarant shall also be a Member so long as it owns one or more Lots or Parcels.

2. Voting Rights. The Association shall have two (2) classes of voting membership: Class A and Class B. All votes shall be cast in a manner provided in the Bylaws and calculated consistent with the terms of the Declaration, all of which are incorporated herein by this reference, together with any amendments made thereto. The two (2) classes of voting memberships and voting rights related thereto, are as follows:

- a. Class A. Class A Members shall be all Owners, with the exception of Declarant, and shall be entitled to one (1) vote for each Lot owned.
- b. Class B. The Class B Member shall be the Declarant and shall be entitled to nine (9) votes for each Lot owned and forty-five (45) votes per acre for each Parcel owned. The Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever occurs earlier:
 - i. Three (3) months after ninety percent (90%) of all Lots within the Development have been conveyed to Owners other than Declarant or successor developers, builders or contractors; or
 - ii. On December 31, 2029; or
 - iii. When the Declarant waives in writing its right to Class B membership.

Notwithstanding the foregoing, if at any time or times subsequent to any such conversion, additional land is added by the Declarant pursuant to the Declaration, such additional land shall automatically be and become Class B Lots or Parcels, as appropriate. In addition, if following such addition of land, the total votes allocable to all Lots and Parcels then owned by the Declarant (calculated as if all such Lots or Parcels are Class B, whether or not they are), shall exceed the remaining total votes outstanding in the remaining Class A membership (excluding the Declarant), then any Class A Lots or Parcels owned by Declarant shall automatically be reconverted to Class B.

**ARTICLE VIII
INDEMNIFICATION**

Every Director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including reasonable attorney's fees incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a part of or to which he may become involved in by reason of his being or having been a Director or officer of the Association, whether or not he is a Director or officer at the time such expenses are incurred. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

**ARTICLE IX
DURATION**

The Association shall exist perpetually.

**ARTICLE X
AMENDMENTS**

Amendments of these Articles shall require the assent of seventy-five percent (75%) of the entire membership, provided that the Declarant may amend the Articles, as long as Class B membership exists. No amendment to the Articles that affects the rights of Declarant is effective without the written consent of Declarant.

**ARTICLE XI
INCORPORATOR**

The name and address of the incorporator of these Articles of Incorporation is as follows:

<u>Name</u>	<u>Address</u>
<i>U. S. Home Corporation</i>	<i>4902 Eisenhower Blvd., Suite 380 Tampa, FL 33634</i>

**ARTICLE XII
DECLARATION**

Where necessary, express reference is hereby made to the terms, provisions, definitions, and rules contained in the Declaration to interpret, construe, and clarify the provisions of these Articles. In subscribing and filing these Articles, it is the intent of the undersigned that the provisions hereof be consistent with the provisions of the Declaration and, to the extent not prohibited by law, that the provisions of these Articles and of the Declaration be interpreted, construed, and applied so as to avoid inconsistencies of conflicting results. In the event of a conflict, the Declaration shall control.

IN WITNESS WHEREOF, for the purpose of forming this Association under the laws of the State of Florida, the undersigned, constituting the subscriber of this Association, has caused these Articles of Incorporation to be executed this 14th day of June 2004.

U. S. HOME CORPORATION,
a Delaware corporation

By: Doyle D. Dudley
Doyle D. Dudley
Its: Division President

Address: 4902 Eisenhower Blvd., Suite 380
Tampa, FL 33634

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 14th day of June 2004, by Doyle D. Dudley, as Vice President of U. S. HOME CORPORATION, a Delaware corporation authorized to do business in the State of Florida, on behalf of the corporation. He is personally known to me.



Dawn Bailey
MY COMMISSION # 00979976 EXPIRES
06/11/2004
BONDED THRU TRULY FAIR INSURANCE, INC.

(NOTARY SEAL)

Dawn Bailey
Notary Public, State of Florida

Printed name: Dawn Bailey

My Commission Expires: 11-1-2004

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