

06/24/2013

13:29 MOODY, SALZMAN &amp; LASH

FAX 352 377 2861

P.001/013

N05000003266

Florida Department of State  
Division of Corporations  
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DIVISION OF CORPORATIONS  
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To:

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Fax Number : (850) 617-6380

From:

Account Name : MOODY, SALZMAN & LASH, P.A.  
Account Number : I20050000156  
Phone : (352) 373-6791  
Fax Number : (352) 377-2861

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TALLAHASSEE, FLORIDA

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Email Address: Rob@moodysalzman.com

**COR AMND/RESTATE/CORRECT OR O/D RESIGN  
RIDGEMONT HOMEOWNERS ASSOCIATION, INC.**

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06/24/2013 13:30 MOODY, SALZMAN & LASH

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P.002/013

## MOODY, SALZMAN & LASH

ATTORNEYS & COUNSELORS AT LAW

500 EAST UNIVERSITY AVENUE, SUITE A

GAINESVILLE, FLORIDA 32601

TELEPHONE (352) 373-6791

TELEFAX (352) 377-2861

C. CARY MOODY  
BOARD CERTIFIED IN CIVIL TRIAL LAW  
CERTIFIED FAMILY MEDIATOR

ANTHONY J. SALZMAN  
BOARD CERTIFIED IN WORKERS' COMPENSATION  
CERTIFIED CIRCUIT MEDIATOR

ROBERT A. LASH  
Also: CERTIFIED GENERAL CONTRACTOR  
DOMINIC C. LOCIGNO

PERSONAL INJURY AND WRONGFUL DEATH  
WORKERS' COMPENSATION  
FAMILY LAW  
CONSTRUCTION LAW  
GENERAL PRACTICE

June 24, 2013

Amendment Section  
Division of Corporations  
Post Office Box 6327  
Tallahassee, FL 32314

Re: Articles of Amendment  
Sunbiz Account No.: I20050000156

Dear Sir/Madam:

Enclosed please find Ridgmont Homeowners' Association, Inc's Articles of Amendment with the completed cover letter. If you could please bill the \$35.00 fee to our Sunbiz Account listed above.

Should you have any questions regarding the enclosed, please contact our office immediately.

Very truly yours,

  
Robert A. Lash

DLO/dlo

COVER LETTER

TO: Amendment Section  
Division of Corporations

NAME OF CORPORATION: RIDGEMONT HOMEOWNERS ASSOCIATION, INC.

DOCUMENT NUMBER: N05000003266

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

ROBERT A. LASH

(Name of Contact Person)

MOODY, SALZMAN & LASH P.A.

(Firm/ Company)

500 E. University Avenue, Suite A

(Address)

Gainesville, FL 32601

(City/ State and Zip Code)

Rob@MoodySalzman.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Robert A. Lash

(Name of Contact Person)

at ( 352 ) 373-6791

(Area Code & Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

- |   |  |   |  |
|---|--|---|--|
| <input checked="" type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee &<br>Certificate of Status | <input type="checkbox"/> \$43.75 Filing Fee &<br>Certified Copy<br>(Additional copy is<br>enclosed) | <input type="checkbox"/> \$52.50 Filing Fee<br>Certificate of Status<br>Certified Copy<br>(Additional Copy is<br>Enclosed) |
|---|--|---|--|

Mailing Address

Amendment Section  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314

Street Address

Amendment Section  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

Articles of Amendment  
to  
Articles of Incorporation  
ofFILED  
2013 JUN 24 PM 3:26  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDARIDGEMONT HOMEOWNERS ASSOCIATION, INC.

(Name of Corporation as currently filed with the Florida Dept. of State)

N05000003266

(Document Number of Corporation (if known))

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

**A. If amending name, enter the new name of the corporation:**N/A

*The new name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc." "Company" or "Co." may not be used in the name.*

**B. Enter new principal office address, if applicable:**N/A(Principal office address MUST BE A STREET ADDRESS)**C. Enter new mailing address, if applicable:**(Mailing address MAY BE A POST OFFICE BOX)N/A**D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:**Name of New Registered Agent: N/A(Florida street address)New Registered Office Address:(City), Florida(Zip Code)**Now Registered Agent's Signature, If changing Registered Agent:**

*I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.*

N/ASignature of New Registered Agent, if changing

If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:

(Attach additional sheets, if necessary)

Please note the officer/director title by the first letter of the office title:

P = President; V = Vice President; T = Treasurer; S = Secretary; D = Director; TR = Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example:

<input checked="" type="checkbox"/> Change	<u>PT</u>	<u>John Doe</u>
<input checked="" type="checkbox"/> Remove	<u>V</u>	<u>Mike Jones</u>
<input checked="" type="checkbox"/> Add	<u>SV</u>	<u>Sally Smith</u>

<u>Type of Action</u> (Check One)	<u>Title</u>	<u>Name</u>	<u>Address</u>
1) <u>N/A</u> Change	_____	_____	_____
<u>N/A</u> Add			_____
<u>N/A</u> Remove			_____
2) _____ Change	_____	_____	_____
_____ Add			_____
_____ Remove			_____
3) _____ Change	_____	_____	_____
_____ Add			_____
_____ Remove			_____
4) _____ Change	_____	_____	_____
_____ Add			_____
_____ Remove			_____
5) _____ Change	_____	_____	_____
_____ Add			_____
_____ Remove			_____
6) _____ Change	_____	_____	_____
_____ Add			_____
_____ Remove			_____

**E. If amending or adding additional Articles, enter change(s) here:**  
(attach additional sheets, if necessary). (Be specific)

SEE ATTACHED - AMENDED ARTICLES

The date of each amendment(s) adoption: June 18, 2013

Effective date if applicable:

*(no more than 90 days after amendment file date)*

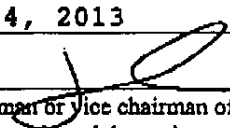
Adoption of Amendment(s)

**(CHECK ONE)**

- ☐ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.
- ☒ There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated June 24, 2013

Signature

  
(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator - if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

ROBERT A. LASH

(Typed or printed name of person signing)

PRESIDENT

(Title of person signing)

**ARTICLES OF INCORPORATION  
OF  
RIDGEMONT HOMEOWNERS' ASSOCIATION, INC.  
(A NOT-FOR-PROFIT CORPORATION)**

In compliance with the requirements of Florida Statutes 617, the undersigned, who is a resident of Alachua County, Florida, and who is of full age, has this day agreed to form a corporation not for profit and does hereby certify;

**Article I**

The name of the corporation is **RIDGEMONT HOMEOWNERS' ASSOCIATION, INC.**, hereafter called the "Association."

**Article II**

The principal office of the Association is located at 500 E. University Avenue, Suite A, Gainesville, FL 32601.

**Article III**

Robert A. Lash is the current initial registered agent of this Association.

**Article IV  
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 residence Lots, Storm Water Management, Easements and Common Area within that certain tract of property described as:

The Common areas, together with Lot One (1) through Seventy-Nine (79) of Ridgemont, as per plat thereof recorded in Plat Book 27 Page 14 of the Public records of Alachua County, Florida

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association 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 that certain Declaration of Covenants, Conditions and Restrictions, hereinafter



called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Clerk of the Court of Alachua 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 at length;

(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 (2/3) of each class 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) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members, no such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purpose or annex additional residential property and Common Area, provided that such merger, consolidation, or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) have and to exercise any and all powers, right and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

#### ARTICLE V MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest on any Lot which is subject by covenants of record or record 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 separate from ownership of any Lot which is subject to assessment by the Association.

#### ARTICLE VI VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and 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 see determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to thirteen (13) votes for each Lot owned or intended to be annexed to the Properties by Declarant. The Class B membership shall cease and be converted to Class A membership when the Declarant no longer owns any lots.

#### ARTICLE VII OFFICERS

The affairs of this Association shall be managed by a President, Vice-President, Secretary, and Treasurer, and they shall be elected at the first meeting of the Board of Directors following each annual meeting of the members or as otherwise provided in the By-Laws.

#### ARTICLE VIII SUBSCRIBERS

The name and address of the subscriber is: Robert A. Lash, 500 E. University Avenue, Suite A, Gainesville, FL 32601

#### ARTICLE IX AMENDMENTS

Amendments of these Articles shall be adopted upon Declarant amendment or receiving the affirmative vote of a majority of the votes of members entitled to vote thereon, unless any class of members is entitled to vote thereon as a class in which event the proposed amendment shall be adopted upon receiving both the affirmative vote of a majority of the votes of each class entitled to vote thereon as a class and the affirmative vote of the majority of the votes of all members entitled to vote thereon.

#### ARTICLE X 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 By-Laws of the Association.

The first annual meeting of the members shall elect one director for a new term of one (1) year, one director for a term of two (2) years, and one directors for a term of three (3) years, and at each annual meeting thereafter the members shall elect one director for a term of three (3) years.

**ARTICLE XI  
DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. In the event of termination dissolution or final liquidation of the Association, the responsibility for the operation and management 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 Suwannee River Water Management and Alachua County Public Works prior to such termination, dissolution or liquidation.

**ARTICLE XII  
DURATION**

The Association shall exist in perpetuity.

**ARTICLE XIII  
AMENDMENTS TO BY-LAWS**

The power to make, alter, and rescind By-Laws shall be vested in the members as provided by the By-Laws.

**ARTICLE XIV  
CONFLICTS BETWEEN ARTICLES AND BY-LAWS**

Should a conflict exist or arise between any of the provisions of the Articles of Incorporation and the provisions of the Bylaws, the provisions of the Articles of Incorporation shall control.

**ARTICLE XV  
FHA/VA APPROVAL**

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dissolution and amendment of these Articles.

**ARTICLE XVI  
SURFACE WATER MANAGEMENT SYSTEM**

The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the Suwannee River Water Management District permit no. ERP04-0594, requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system and easements required by Alachua County Public Works.

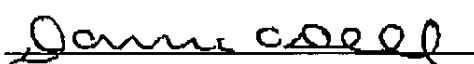
IN WITNESS WHEREOF, for the purpose of forming this corporation under the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 18 day of June, 2013.

  
Robert A. Lash, President

STATE OF FLORIDA  
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Robert A. Lash, known to me to be the person described in the foregoing instrument, and he acknowledged before me that he executed the same for the purposes therein expressed, that I relied upon the following form of identification of the above named person: Person Knowledge.

WITNESS my hand and official seal in the County and State last aforesaid this 18 day of June, 2013.

 (seal)  
Notary Public

