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TALLAHASSEE, FLORIDA

FLORIDA NON-PROFIT CORPORATION

Oak Path Subdivision Homeowners Association, Inc.

D. WHITE JUN -9 2005

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ARTICLES OF INCORPORATION
OF
OAK PATH SUBDIVISION HOMEOWNERS ASSOCIATION, INC.,
a corporation not for profit

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of Florida Statute, Chapter 617, the undersigned, a resident of Florida, and of full age, for the purpose of forming a corporation not for profit does hereby certify:

1. Name. The name of the corporation is OAK PATH SUBDIVISION HOMEOWNERS ASSOCIATION, INC., a corporation not for profit organized under Chapter 617 of the Florida Statutes (the "Association").

2. Principal Office. The principal office of the Association is located at 1917 Passero Avenue, Lutz, Florida 33559, which shall be the initial registered office of the Association.

3. Purposes. The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is organized and for which it is to be operated are to provide for maintenance, preservation, and care of the property of the Association, and to provide architectural control of the residence lots and common area within that certain tract of property (the "Property") described in that certain Declaration of Covenants, Conditions and Restrictions of Sunset Lane Subdivision, recorded or to be recorded in the Office of the Clerk of the Circuit Court, Hillsborough County, Florida, and as the same may be amended from time to time as therein provided (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 for these purposes. In connection therewith, the Association shall have the following powers:

(a) To 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.

(b) To fix, collect and enforce payment of all charges or assessments due to the Association pursuant to the terms of the Declaration; to pay all expenses in connection therewith; and to pay 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) To 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) To borrow money, and with the affirmative vote (in person or by proxy) or written consent, or any combination thereof, of Owners holding not less than two-thirds (2/3) of the total votes of the Association, mortgage, pledge, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

(e) To dedicate, sell, or transfer all or any part of the "Common Area" (as defined in the Declaration) to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members.

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(f) To have and to exercise any and all powers, rights and privileges a corporation organized under Florida law, including Chapter 617, Florida Statutes, by law may now or hereafter have or exercise.

(g) To levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management systems, including but not limited to work within retention areas, drainage structures, and drainage easements.

(h) To operate, maintain, and manage the surface water or stormwater management system, including all lakes, retention areas, culverts, and related appurtenances, in a manner consistent with the Southwest Florida Water Management District permit requirements and applicable District rules, and assist in the enforcement of the restrictions and covenants contained therein.

4. Membership. Every person or entity who is a record owner of a fee or undivided fee interest in any lot shown upon any recorded plat of the Property (a "Lot"), which is subject to the Declaration, including contract sellers, shall be a member of the Association with the voting rights described below. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association.

5. Voting Rights. The Association shall have two classes of voting membership with the relative rights and preferences as follows:

(a) Class A: Class A members shall be all owners, including the Declarant, of any Lot. Each Class A member shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, each such person shall be members, however, the vote for such Lot shall be exercised as they collectively determine, and in no event shall more than one vote be cast with respect to any Lot.

(b) Class B: The Class B Member shall be Declarant. The Class B Member shall be entitled to three (3) times the total number of votes of the Class A Members plus one. The Class B Membership shall cease and terminate on the happening of any of the following events, whichever occurs earlier:

(i) Ninety (90) days after the conveyance by Declarant of ninety percent (90%) of all of the Lots intended to be governed by this Declaration and a part of Sunset Lane Subdivision; or

(ii) The date seven (7) years after the recording of this Declaration; or

(iii) At the election of Declarant (whereupon the Class A Members shall be obligated to elect the Board and assume control of the Association).

6. Board of Directors. The affairs of the Association shall be managed by a Board of not less than three (3) Directors nor more than seven (7), who need not be members of the Association. The initial number of directors shall be three (3) and may be changed by amendment of the bylaws of the Association. The manner in which the directors are appointed is as stated in the bylaws.

7. Dissolution. The Association may be dissolved upon the affirmative vote of not less than two-thirds (2/3) of the total votes of the Association. Upon dissolution of the Association, the assets of

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the Association shall be dedicated to an appropriate public agency or to any non-profit corporation, association, trust or other organization to be used for purposes similar to those for which this Association was created. 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 40, Florida Administrative Code, and be approved by the Southwest Florida Water Management District prior to such termination, dissolution, or liquidation.

8. Duration. The 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 perpetually.

9. Amendment. The Association shall have the right to amend these Articles at any time upon the affirmative vote (in person or by proxy) or written consent or any combination thereof, of Owners holding not less than two-thirds (2/3) of the total votes of the Association. Amendments may be proposed by resolution approved by a majority of the Board of Directors; provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of the members, without approval in writing by all members and the joinder of all record owners of mortgages upon the Lots. No amendment shall be made that is in conflict with Florida law or the Declaration unless the latter is amended to conform to the same. As long as there is a Class B membership and the Department of Housing and Urban Development ("HUD") or Veterans Administration ("VA") is holding, insuring, or guaranteeing any loan secured by Property, the following actions will require the prior approval of the HUD or VA: annexation of additional properties; mergers and consolidations; mortgaging of Common Area; dissolution of this Association; and amendment of these Articles.

10. Bylaws. The bylaws of the Association shall be adopted by the Board of Directors at the first meeting of Directors, and may be altered, amended or rescinded thereafter in the manner provided therein.

11. Initial Registered Office and Agent. The street address of the initial registered office of the corporation is George Lenze, and the name of the corporation's initial registered agent at that address is 18701 Livingston Avenue, Lutz, Florida 33549.

12. Incorporator. The name and address of the incorporator is:

George Lenze
1917 Passero Avenue
Lutz, Florida 33559

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JUN. 8. 2005 4:09PM HILL WARD HENDERSON

NO. 5977 P. 5

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For the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the sole incorporator of this Association, has executed these Articles of Incorporation on June 8, 2005, by George Lenze, who is personally known to me.

INCORPORATOR:


GEORGE LENZE


NOTARY PUBLIC

My Commission Expires:



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CONSENT OF REGISTERED AGENT

Having been named as Registered Agent for the Association at the office designated in the foregoing Articles, I am familiar with the duties and obligations of Registered Agent and I hereby agree to act in this capacity and to comply with all statutes relative to the proper and complete performance of my duties.

REGISTERED AGENT:


GEORGE LENZE

Address:

1917 Passero Avenue
Lutz, Florida 33559

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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