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no 5-32819

**CORPORATE  
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INC.**

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*Arts*

1.) Tucker Woods Homeowners Association, Inc.  
(CORPORATE NAME & DOCUMENT #)

2.) \_\_\_\_\_  
(CORPORATE NAME & DOCUMENT #)

3.) \_\_\_\_\_  
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FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

July 7, 2005

CORPORATE ACCESS

SUBJECT: TUCKER WOODS HOMEOWNERS ASSOCIATION, INC.  
Ref. Number: W05000032819

RECEIVED  
05 JUL -8 AM 10:58  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

We have received your document for TUCKER WOODS HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6972.

Doris Brown  
Document Specialist  
New Filings Section

Letter Number: 605A00045200

*Corrected &  
Resubmitted  
7/8/05*

**ARTICLES OF INCORPORATION  
TUCKER WOODS  
HOMEOWNERS ASSOCIATION, INC.**

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATION  
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We, the undersigned, acting as incorporators of a non-profit corporation under Chapter 617 Florida Statutes, do hereby adopt the following Articles of Incorporation for such corporation.

**ARTICLE I**

The name of the corporation (hereinafter called the "Association") is TUCKER WOODS HOMEOWNERS ASSOCIATION, INC.

**ARTICLE II**

The specific primary purposes for which the Association is formed are to provide for maintenance and preservation of the residence lots and common areas within a certain subdivision tract of real property described as follows:

*SEE EXHIBIT "A"*

and to promote the health, safety, and welfare of the residents within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose.

In furtherance of such purposes, the Association shall have the power to:

- a. Perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Conditions and Restrictions (the Declaration) applicable to the subdivision and to be recorded in the Public Records of Pasco County, Florida.
- b. Affix, levy, and collect, and enforce payment by any lawful means of all charges and assessments pursuant to the terms of the Declaration; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied on or imposed against the property of the Association.
- c. Acquire (by gift, purchase, or otherwise), own, hold, and improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose

of real and personal property in connection with the affairs of the Association.

- d. Establish rules and regulations governing members' responsibility.
- e. Sue and be sued.
- f. Contract for services, such as to provide for operation and maintenance if the Association contemplates employing a maintenance company.
- g. Require all the homeowners, lot owners, property owners or unit owners to be members.
- h. Exist in perpetuity, however, if the Association, is dissolved, the property consisting of the surface water management systems 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.
- i. Operate and maintain common property, specifically the surface water management system as permitted by the Southwest Florida Water Management District including all lakes, retention areas, water management areas, ditches, culverts, structures and related appurtenances.
- j. Borrow money and, subject to the consent by vote or written instrument of two thirds (2/3) of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.
- k. Dedicate, sell, or transfer all of any part of all the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon 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.
- l. Participate in mergers and consolidations with other nonprofit corporations organized for the same purpose, or annex additional residential property or common areas, provided that any merger, consolidation, or annexation shall have the assent by vote or written instrument of two thirds (2/3) of each class of members.

m. Have and exercise any and all powers, rights, and privileges that a nonprofit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

n. Take any other action necessary for the purposes for which the Association is organized.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the Declaration, and no profit of any net earnings of the association will inure to the benefit of any member.

### ***ARTICLE III***

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association, including contract sellers, but excluding persons or entities holding title merely as a security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

### ***ARTICLE IV***

The period of duration of the Association shall be perpetual.

### ***ARTICLE V***

Every owner of a lot shall be a member of the Association; membership shall be appurtenant to and may not be separated from ownership of a lot.

The Association shall have two (2) classes of voting members as follows:

***Class A.*** Class A members shall be all owners with the exception of Declarant, his successors or assigns, and shall be entitled to one (1) vote for each lot owned. When more than one person holds an interest in a given lot, all such persons shall be members and the vote for such lot shall be exercised as they may determine among themselves. In no event shall more than one vote be cast with respect to any lot owned by Class A members.

***Class B.*** The Class B members shall be Declarant, who shall be entitled to exercise four (4) votes for each lot owned. Class B membership shall cease and be converted to Class A

membership when the number of Class A members exceeds the number of votes held by Class B members.

#### ***ARTICLE VI***

A. The Officers of the Association shall be a President, one or more Vice-Presidents, if determined necessary by the Board, Secretary and a Treasurer.

B. The names of the persons who are to serve as Officers of the Association until the first annual meeting of the Board are:

<b>OFFICE</b>	<b>NAME</b>	<b>OFFICE</b>	<b>NAME</b>
President	Marlene Mann	Secretary	Marlene Mann
Vice-President	Michael Mann	Treasurer	Michael Mann

C. The Officers shall be elected at each annual meeting of the Board or as provided in the By-Laws, and each shall serve until a successor is chosen and qualified, or until his resignation, disqualification, removal or death.

D. The Officers shall have duties, responsibilities and powers as provided in the By-Laws and the Florida Statutes. Manner in which directors are elected is as stated in stated in the by-laws.

#### ***ARTICLE VII. INCORPORATORS***

MARLENE MANN, 39151 Woodland Drive, Zephyrhills, Florida 33542  
MICHAEL MANN, 39151 Woodland Drive, Zephyrhills, Florida 33542

#### ***ARTICLE VIII***

These Articles of Incorporation may be amended as set forth in the Florida Statutes as amended from time to time.

#### ***ARTICLE IX***

The name and residence address of each Director is:

MARLENE MANN, 39151 Woodland Drive, Zephyrhills, Florida 33542  
LEWIS MANN, 39151 Woodland Drive, Zephyrhills, Florida 33542  
MICHAEL MANN, 39151 Woodland Drive, Zephyrhills, Florida 33542

#### ***ARTICLE X*** **INITIAL REGISTERED AGENT**

The street address of the principal office of the Homeowners Association is; 39151 Woodland Drive, Zephyrhills, Florida 33542.

The name and address of the initial registered agent of the Association shall be: Michael Mann, 39151 Woodland Drive, Zephyrhills, Florida 33542

**IN WITNESS WHEREOF**, the undersigned executed these Articles of Incorporation at Zephyrhills, Pasco County, Florida on this 28th day of May A.D., 2005.

Eunice Reyes  
Witness: Eunice Reyes

Kitty Liebelt  
Witness: KITTY LIEBELT

Eunice Reyes  
Witness: Eunice Reyes

Kitty Liebelt  
Witness: KITTY LIEBELT

Marlene Mann  
President/Secretary: MARLENE MANN  
Incorporator

Michael Mann  
Vice-President/Treasurer: MICHAEL MANN  
Incorporator

STATE OF FLORIDA  
COUNTY OF PASCO

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared MARLENE MANN and MICHAEL MANN, as officers known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following forms of identification of the above-named persons: personally known

**WITNESS** my hand and seal in the County and State last aforesaid on this 28th day of May A.D. 2005.

Seal/Commission Expiration:

Paul Padgett  
NOTARY PUBLIC Paul Padgett

**ACCEPTANCE**

I hereby accept to act as Registered Agent for Tucker Woods Homeowners Association, Inc. as stated in these Articles of Incorporation.

Michael Mann  
Registered Agent: MICHAEL MANN

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