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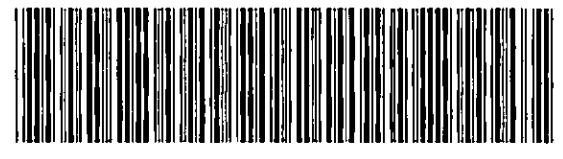
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Amended  
Restated

NOV 05 2018





FLORIDA DEPARTMENT OF STATE  
Division of Corporations

October 26, 2018

TARA GOULD, ESQ.  
AKERMAN LLP  
420 S. ORANGE AVENUE - STE. 1200  
ORLANDO, FL 32801

SUBJECT: HIDDEN LAKE PRESERVE HOMEOWNERS ASSOCIATION INC.  
Ref. Number: N05000011076

We have received your document for HIDDEN LAKE PRESERVE HOMEOWNERS ASSOCIATION INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please file the document as either Articles of Amendment or Restated Articles of Incorporation pursuant to applicable Florida Statutes.

Please return 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) 245-6050.

Irene Albritton  
Regulatory Specialist II

Letter Number: 718A00022106

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**FILED**  
2018 NOV -2 PM 1:39  
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TALLAHASSEE, FLORIDA

**AMENDED AND RESTATED ARTICLES OF INCORPORATION  
OF  
HIDDEN LAKE PRESERVE HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION**

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**SUBSTANTIAL REWORDING.  
PLEASE SEE EXISTING GOVERNING DOCUMENTS FOR CURRENT TEXT.**

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Pursuant to a resolution duly adopted by its Board of Directors and duly approved by all Members on October 10, 2018, Hidden Lake Preserve Homeowners Association, Inc. hereby adopts the following Amended and Restated Articles of Incorporation which amends and restates the original Articles of Incorporation for Hidden Lake Preserve Homeowners Association, Inc. originally filed with the Florida Department of State, Division of Corporations on October 27, 2005, and assigned document number N05000011076 (the "**Original Articles**"). In accordance with Section 617.1007, Florida Statutes, as amended, the following Amended and Restated Articles of Incorporation shall, effective upon filing with the Florida Department of State, Division of Corporations, amend and restate the Original Articles in their entirety to read as follows:

**ARTICLE I**  
**NAME**

The name of this corporation shall be HIDDEN LAKE PRESERVE HOMEOWNERS ASSOCIATION, INC. ("**Association**").

**ARTICLE II**  
**DURATION**

Existence of the Association commenced upon October 27, 2005, the date the Original Articles were filed with the Florida Department of State, Division of Corporations. The Association shall continue to have perpetual existence.

**ARTICLE III**  
**PURPOSE AND POWERS OF THE ASSOCIATION**

The Association is organized for the purpose of enforcing, and fulfilling the objectives and purposes stated in the "Governing Documents" (as that term is defined in that certain Declaration of Covenants, Conditions, Easements, and Restrictions for Hidden Lake Preserve, as same may from time to time be amended or supplemented (the "**Declaration**"), to be recorded in the Public Records of Polk County, Florida). Capitalized terms used above or herein without definition shall have the same meanings given or ascribed to such terms in the Governing Documents. The Association shall have all the powers of a not for profit corporation organized under Chapter 617 of the Florida Statutes, subject, however, only to such limitations upon the exercise of such powers as are expressly set forth in the Governing Documents or the

Association Act. The Association shall have the power to do any and all lawful things which may be authorized, assigned, required, or permitted to be done by the Association pursuant to the Governing Documents and/or the Association Act, including, but in no way limited to: (i) ownership, operation, management, administration, maintenance, repair, replacement, and insurance of the Common Areas; (ii) the levy and collection of Assessments; and (iii) to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association as specified in the Governing Documents and/or under the Association Act.

**ARTICLE IV**  
**PRINCIPAL OFFICE**

The initial principal place of business and mailing address of the Association is c/o The Melrose Management Partnership, LLC, 1600 West Colonial Drive, Orlando, Florida 32803.

**ARTICLE V**  
**REGISTERED OFFICE AND AGENT**

The Melrose Management Partnership, LLC, 1600 West Colonial Drive, Orlando, Florida 32803, is hereby appointed the registered agent of the Association and the registered office shall be at said address.

**ARTICLE VI**  
**DISSOLUTION OF THE ASSOCIATION**

Upon dissolution of the Association, all of its assets remaining after provision for creditors and payment of all costs and expenses of such dissolution shall be distributed in the following manner and order

6.1 As required by Florida law.

6.2 As set forth in the Declaration.

6.3 Any portion of the Property then owned by Declarant and that has not been theretofore conveyed or dedicated to the Association shall be automatically deemed withdrawn by Declarant, with Declarant thereafter authorized to further evidence the withdrawal of said Property by execution of a Supplemental Declaration describing the real property withdrawn, which Declarant may then record in the Public Records.

6.4 Except as otherwise set forth in the Declaration, conveyance to a not for profit corporation homeowners' association similar to the Association or conveyance or dedication to any applicable Governmental Authority determined by the Board to be appropriate for such conveyance or dedication, which Governmental Authority is willing to accept such conveyance or dedication, of any property, duties, and responsibilities of the Association, which association or Governmental Authority shall then be responsible for the operation and maintenance thereof. With respect to the Association's responsibility for the operation and maintenance of the Surface Water Management System and Conservation Easement Areas, such obligation must be

transferred to and be accepted by an entity which satisfies the requirements of Section 40E-4.361(3) of the Florida Administrative Code, and must be approved by the District prior to dissolution. If no other association or Governmental Authority will accept such property, duties, and responsibilities, then it will be conveyed to a trustee appointed by the Circuit Court of Polk County, Florida, which trustee shall sell such property free and clear of the limitations imposed by the Governing Documents upon terms established by the Circuit Court of Polk County, Florida. That portion of the Property consisting of the Surface Water Management System and Conservation Areas cannot be altered, changed or sold separate from the lands associated therewith. The proceeds of such a sale shall first be used for the payment of any debts or obligations constituting a lien on such property, then for the payment of any obligations incurred by the trustee in the operation, maintenance, repair and upkeep of such property. The excess proceeds, if any, from the property shall be distributed among Members in a proportion that is equal to the proportionate share of such Members in the Common Expenses of the Association.

#### **ARTICLE VII** **MEMBERSHIP**

Every person or entity which qualifies as a Member of the Association in accordance with the Declaration shall be a Member of the Association, and such membership shall carry all rights, restrictions, benefits, interests, and limitations granted pursuant to the Governing Documents, any Rules and Regulations, and the Association Act.

#### **ARTICLE VIII** **VOTING RIGHTS**

A Member's right to vote in Association matters shall vest as set forth in the Declaration. All voting rights of a Member shall be exercised in accordance with and subject to the terms, conditions, restrictions, and limitations provided in the Governing Documents.

**ARTICLE IX**  
**BOARD OF DIRECTORS**

The affairs of the Association shall be managed by the Board, who shall be appointed or elected pursuant to the provisions of the Declaration and the Bylaws. The number of Directors constituting the initial Board shall be three (3). The names and addresses of the persons who are to act in the capacity of initial Directors until the election and qualification of their successors as provided in the Declaration and the Bylaws are:

<u>Name:</u>	<u>Address:</u>
Michael Roche	c/o Ashton Woods 1064 Greenwood Boulevard Suite 124 Lake Mary, Florida 32746
David Robling	c/o Ashton Woods 1064 Greenwood Boulevard Suite 124 Lake Mary, Florida 32746
Ron Allen	c/o Ashton Woods 1064 Greenwood Boulevard Suite 124 Lake Mary, Florida 32746

**ARTICLE X**  
**OFFICERS**

The affairs of the Association shall be administered by the Officers designated in the Declaration and the Bylaws. The names and addresses of the persons who are to act in the capacity of Officers until the appointment/election and qualification of their successors are:

<u>Name/Office:</u>	<u>Address:</u>
Michael Roche President	c/o Ashton Woods 1064 Greenwood Boulevard Suite 124 Lake Mary, Florida 32746

David Robling  
Vice President

c/o Ashton Woods  
1064 Greenwood Boulevard  
Suite 124  
Lake Mary, Florida 32746

Ron Allen  
Secretary/Treasurer

c/o Ashton Woods  
1064 Greenwood Boulevard  
Suite 124  
Lake Mary, Florida 32746

#### **ARTICLE XI** **AMENDMENT**

These Articles may be amended, supplemented, and modified at any time and from time to time in the same manner that the Declaration may be amended, supplemented, and modified.

#### **ARTICLE XII** **INDEMNIFICATION**

12.1 Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorneys' and other professionals' fees, reasonably incurred by or imposed upon him in connection with any proceeding whether civil, criminal, administrative or investigative, or any settlement of any proceeding, or any appeal from such proceeding to which he may be a party or in which he may become involved by reason of his being or having been a Director or Officer of the Association, or having served at the Association's request as a director or officer of any other corporation, whether or not he so serves the Association at the time such expenses are incurred, regardless of by whom the proceeding is brought, except in relation to matters as to which any such Director or Officer shall be adjudged liable for gross negligence or willful misconduct, provided that in the event of a settlement, the indemnification shall apply only when the Board of Directors of the Association approves such settlement and reimbursement as being for the best interest of the Association. 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.

12.2 Expenses incurred in defending a suit or proceeding whether civil, criminal, administrative or investigative may be paid by the Association in advance of the final disposition of such action, suit or proceeding if authorized by a majority of the Directors upon receipt of an undertaking by or on behalf of the Director or Officer to repay such amount if it shall ultimately be determined that he is not to be indemnified by the Association as authorized by these Articles of Incorporation.

12.3 The Association shall have the power to purchase at its expense and maintain insurance on behalf of any person who is or was a Director or Officer of the Association, or is or was serving at the request of the Association as a director or officer of another corporation, against any liability asserted against him and incurred by him in any such capacity, or arising out



of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of these Articles.

**ARTICLE XIII**  
**BYLAWS**

The initial Bylaws shall be adopted by the Board and may be amended, supplemented, and modified at any time and from time to time in the same manner that the Declaration may be amended, supplemented, and modified.

**ARTICLE XIV**  
**INCORPORATOR**

The name and address of the Incorporator of the Association is: Name: Christina Lee; Address: 1064 Greenwood Boulevard, Suite 124, Lake Mary, Florida 32746.

**ARTICLE XV**  
**NON-STOCK CORPORATION**

The Association is organized on a non-stock basis and shall not issue shares of stock evidencing membership in the Association; provided, however, that membership in the Association may be evidenced by a certificate of membership which shall contain a statement that the Association is a corporation not for profit.

**IN WITNESS WHEREOF**, the undersigned President has executed these Amended and Restated Articles of Incorporation this 10 day of October 2018.

By: \_\_\_\_\_

Michael Rocco, President

**CERTIFICATE DESIGNATING REGISTERED AGENT  
FOR SERVICE OF PROCESS**

Pursuant to the provisions of Chapters 48 and 617 of the Florida Statutes, the corporation identified below hereby submits the following Certificate Designating Registered Agent for Service of Process ("Certificate") in designation of the registered office and registered agent in the State of Florida.

HIDDEN LAKE PRESERVE HOMEOWNERS ASSOCIATION, INC., desiring to organize as a not for profit corporation under the laws of the State of Florida, with its registered office at 1600 West Colonial Drive, Orlando, Florida 32804, has named The Melrose Management Partnership, LLC, a Florida limited liability company, whose address is, located at the above-registered office, as its registered agent to accept service of process within the State of Florida.

**ACKNOWLEDGMENT:**

Having been named as registered agent for the above-stated corporation at the place designated in this Certificate, I hereby acknowledge that I am familiar with the obligations of a registered agent under the laws of the State of Florida, accept to act as registered agent for the above-stated corporation, and agree to comply with the provisions of all laws applicable to the performance of such office.

The Melrose Management Partnership, L.L.C., a  
Florida limited liability company

By: \_\_\_\_\_

Name: Jack B Hanson

Its: President

Dated: October 10, 2018

(Seal)

October 10, 2018

The date of each amendment(s) adoption: \_\_\_\_\_, if other than the date this document was signed.

Effective date if applicable: \_\_\_\_\_  
(no more than 90 days after amendment file date)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

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 10/17/18

Signature Tara Gould

(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)

Tara Gould

\_\_\_\_\_  
(Typed or printed name of person signing)

Attorney in Fact

\_\_\_\_\_  
(Title of person signing)