

**N06000000428**

Florida Department of State  
Division of Corporations  
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**COR AMND/RESTATE/CORRECT OR O/D RESIGN  
HOMEOWNERS' ASSOCIATION OF WOLF CREEK RIDGE, INC.**

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December 15, 2015

FLORIDA DEPARTMENT OF STATE

Division of Corporations

HOMEOWNERS' ASSOCIATION OF WOLF CREEK RIDGE, INC.

EPM SERVICES

5200 VINELAND ROAD, SUITE 210

ORLANDO, FL 32811

SUBJECT: HOMEOWNERS' ASSOCIATION OF WOLF CREEK RIDGE, INC.

REF: N06000000428

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Darlene Connell  
Regulatory Specialist III

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15 DEC 16 PM 3:49  
H15000295656 3SECRETARY OF STATE  
TALLAHASSEE, FLORIDAAMENDED AND RESTATEDARTICLES OF INCORPORATIONOFHOMEOWNERS' ASSOCIATION OF WOLF CREEK RIDGE, INC.

WHEREAS, the Articles of Incorporation of Homeowners' Association of Wolf Creek Ridge, Inc., a Florida not-for-profit corporation (the "Association") were filed with the Florida Department of State on January 13, 2006 as Document Number N06000000428 (the "Original Articles"); and

WHEREAS, Section 617.1007 of the Florida Not For Profit Corporation Act provides that the Board of Directors of the Association may restate its articles of incorporation at any time with or without a vote of the members, except that any such restatement which includes an amendment requiring member approval shall be made in accordance with the procedure set forth in the existing articles of incorporation (i.e., the Original Articles); and

WHEREAS, Article X of the Original Articles provides that amendment to the Original Articles requires the assent of not less than seventy-five percent (75%) of the total number of votes in each of the two (2) classes of membership (i.e., Class A and Class B) in the Association; and

WHEREAS, in accordance with Section 617.1002 and Section 617.1007 of the Florida Not For Profit Corporation Act, all of the members of the Board of Directors of the Association (the "Directors") have adopted a resolution to amend and restate the Original Articles as provided herein (the "Resolution"); and

WHEREAS, in accordance with Section 617.1002 and Section 617.1007 of the Florida Not For Profit Corporation Act by written consent action effectively dated as of even date herewith and taken in lieu of a special meeting, no less than seventy-five percent (75%) of the Class A Member votes, one hundred percent (100%) of the Class B Member votes and the Directors approved the Resolution and do hereby approve the amendment and restatement of the Original Articles in the form as follows hereinbelow.

NOW THEREFORE, in accordance with the above-described procedure, HOMEOWNERS' ASSOCIATION OF WOLF CREEK RIDGE, INC. hereby amends and restates the Articles of Incorporation of Homeowners' Association of Wolf Creek Ridge, Inc., a Corporation Not-For-Profit and hereby files the Amended and Restated Articles of Incorporation of Homeowners' Association of Wolf Creek Ridge, Inc. as follows:

*[Amended and Restated Articles of Incorporation of Homeowners' Association of Wolf Creek Ridge, Inc. follow on next pages.]*

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**ARTICLE 1**  
**NAME OF CORPORATION**

The name of the corporation is HOMEOWNERS' ASSOCIATION OF WOLF CREEK RIDGE, INC., a Florida not-for-profit corporation (hereafter called the "Association").

**ARTICLE 2**  
**PRINCIPAL OFFICE OF THE ASSOCIATION**

The principal office of the Association is located at 4407 Vineland Road, Suite D15, Orlando, Florida 32811.

**ARTICLE 3**  
**REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the initial registered office of the Association is 4407 Vineland Road, Suite D15, Orlando, Florida 32811 and EPM Services is hereby appointed the initial registered agent of this Association at that address. The registered agent shall maintain copies of all permits for the benefit of the Association.

**ARTICLE 4**  
**DEFINITIONS**

All terms used in these Articles of Incorporation shall have the same meaning as defined in the Declaration of Covenants, Conditions, Easements and Restrictions for Wolf Creek Ridge, as the same may be amended and supplemented from time to time ("Declaration"), unless these Articles of Incorporation specifically provide otherwise, or unless the context dictates a contrary meaning.

**ARTICLE 5**  
**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, operation preservation, and architectural control of the Open Space, Common Property, recreation areas, sidewalks within the Property and all street lights and landscaping on and around the Property, and to promote the health, safety and welfare of the residents of the Property for the following purposes:

A. Exercise all of the powers and privileges and to perform all of the rights, duties and obligations of the Association as set forth in the Declaration applicable to the Property and recorded in the Public Records of Lake County, Florida, 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, if any;

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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 of the Association, if any, in connection with the affairs of the Association;

D. Borrow money, and with the approval of at least two-thirds (2/3) of the Board and the consent of Declarant (to the extent Declarant still owns any portion of the Property), the power and authority to mortgage the property of the Association, if any, and to pledge the revenues of the Association as security for loans made to the Association which loans shall be used by the Association in performing its functions;

E. Pledge Association revenues as security for the performance of any obligation to any governmental agency or authority;

F. Dedicate, sell or transfer all or any part of the Common Property, if any, to any governmental unit, public utility, or private party approved by at least two-thirds (2/3) of the Board and (to the extent Declarant still owns any portion of the Property) Declarant;

G. Operate and maintain the Common Property in accordance with the Declaration;

H. Have and exercise any and all powers, rights and privileges which a corporation organized under the Florida Not For Profit Corporation Act by law may now or hereafter have or exercise; and

I. Have and exercise any and all powers, rights and privileges set forth under the Declaration and the Bylaws.

#### **ARTICLE 6** **MEMBERSHIP**

Every Owner of a Lot other than the Association shall be a Member of the Association. Membership shall be appurtenant to, run with, and may not be separated from ownership of a Lot.

#### **ARTICLE 7** **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 any Lot entitling the Owner to membership in the Association is owned of record in the name of two or more persons or entities, whether fiduciaries, joint tenants, tenants in common, tenants in partnership or in any other manner of joint or common ownership, or if two or more persons or entities have the same fiduciary relationship respecting the same property, then unless the instrument or order appointing them or creating the tenancy otherwise directs and it or a copy thereof is filed with the Secretary of the Association, such Owner shall select one official representative to qualify for voting in the Association and shall notify in writing the Secretary of the Association of the name of such individual. The vote of the individual shall be considered to represent the will of all the Owners of that Lot. In the circumstance of such

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common ownership, if the Owners fail to designate their voting representative, then the Association may accept the person asserting the right to vote as the voting Owner until notified to the contrary by the other Owners of such Lot. Upon such notification the Owner may not vote until the Owner(s) appoint their representative pursuant to this paragraph.

Class B: The Class B Member(s) shall be the Declarant and shall be entitled to five (5) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership once Turnover has occurred.

#### ARTICLE 8 BOARD OF DIRECTORS

Section 8.1 Number. Until Turnover, the affairs of this Association shall be managed by a Board of not less than three (3) Directors, who need not be Members of the Association and who shall be appointed by the Declarant. After Turnover and for so long as Declarant holds any portion of the Property for sale in the ordinary course of business, the Declarant shall be entitled (but not obligated) to appoint at least one member of the Board, unless otherwise required by law. At such time as Declarant no longer owns any Lots within the Property, the number of Directors may be increased or decreased by amendment to these Articles, provided there shall never be less than three (3) Directors. All affairs of the Association shall be governed by the affirmative vote of a majority of the Directors in attendance at a duly called meeting unless otherwise specifically provided for in the Declaration.

Section 8.2 Term. Directors shall be appointed to serve for three (3) year terms, unless a Director sooner dies, resigns or is removed. There shall be no limit to the number of terms any one Member may serve as a director.

Section 8.3 Initial Directors. The names and addresses of the person who are appointed by Declarant to act in the capacity of directors are:

Vishaal Gupta	5200 Vineland Road; Suite 200 Orlando, FL 32811
Jay Diceglie	5200 Vineland Road; Suite 200 Orlando, FL 32811
Randy Jones	5200 Vineland Road; Suite 200 Orlando, FL 32811

#### ARTICLE 9 DISSOLUTION

The Association may only be dissolved upon termination of the Declaration as set forth therein. Upon such dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association, if any, including, but not limited to the Common Property, if any, shall be transferred to another not-for-profit corporation or appropriate public agency having similar purposes; provided, however, if no other not-for-profit corporation or agency will accept such property, then any Member

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or affected governmental instrumentality or agency, including the Water Management District, may petition the Circuit Court of the County in which the Property is located to appoint a receiver or trustee to conduct the affairs and fulfill the obligations of the Association with respect to such applicable portions of the Common Property, or otherwise dispose of the Common Property or portions thereof as the Circuit Court may deem appropriate. If a receiver or trustee is appointed, the Association shall be responsible for court costs, attorney's fees, and all other expenses of the receivership or trust shall constitute Common Expenses of the Association and shall be assessed against its Members. If the Association has been dissolved, or if the Association shall not have a sufficient number of directors, the receiver or trustee shall have all powers and duties of a duly constituted board of directors. The receiver or trustee shall serve until such time as the Circuit Court may deem appropriate.

**ARTICLE 10**  
**DURATION**

The Association shall exist perpetually.

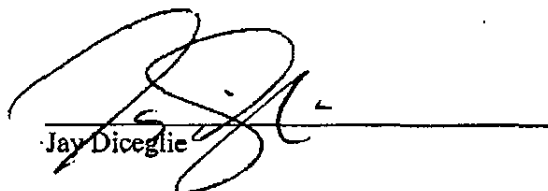
**ARTICLE 11**  
**AMENDMENTS**

Prior to Turnover, amendment of these Articles of Incorporation shall require the assent of two-thirds (2/3) of the Board of Directors. Following Turnover, these Articles of Incorporation shall be amended at a regular or special meeting of the Members, by a vote of a majority of a quorum of Members present in person or by proxy.

**ARTICLE 12**  
**FHA/VA APPROVAL**

Notwithstanding anything herein to the contrary, as long as Residential Units are being developed on the Property, Declarant may (but shall not be required to) require the following actions to be approved in advance by the Department of Housing and Urban Development and the Federal Housing Administration (and/or the Veterans Administration): (i) annexation of additional real property to the Property other than the Additional Property defined in the Declaration, (ii) dedication of Common Area, and (iii) amendment of the Declaration. Furthermore, to the extent it is required as a condition of obtaining approval by the Department of Housing and Urban Development, FHA and/or the VA that Declarant make modifications to the Declaration, then Declarant shall have the right to so modify the Declaration without the necessity of joinder or approval of the Board or any Owner or other party who may be affected.

IN WITNESS WHEREOF, these Amended and Restated Articles of Incorporation have been executed on behalf of the Association by its President effective as of this 15<sup>th</sup> day of November, 2015.

  
Jay Diceglie

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**CERTIFICATE OF THE SECRETARY  
OF  
HOMEOWNERS' ASSOCIATION OF WOLF CREEK RIDGE, INC.**

Pursuant to the provisions of Section 617.1007(3) of the Florida Not For Profit Corporation Act, the undersigned, in his capacity as Secretary of the HOMEOWNERS' ASSOCIATION OF WOLF CREEK RIDGE, INC., a Florida not-for-profit corporation (the "Association"), hereby certifies as follows:

1) The foregoing Amended and Restated Articles of Incorporation of Homeowners' Association of Wolf Creek Ridge, Inc. (the "Amended and Restated Articles") to which this certificate is attached contain amendments to the Articles of Incorporation of Homeowners' Association of Wolf Creek Ridge, Inc., a Florida not-for-profit corporation which were filed with the Florida Department of State on January 13, 2006 as Document Number N06000000428.

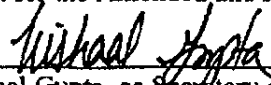
2) The Amended and Restated Articles required approval of the members of the Association.

3) The name of the Association is HOMEOWNERS' ASSOCIATION OF WOLF CREEK RIDGE, INC.

4) The foregoing Amended and Restated Articles contain the text of each amendment adopted.

5) The Amended and Restated Articles were adopted by the approval of the members of the Association effective as of November 1, 2015.

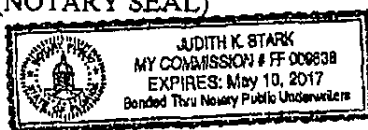
6) The number of member votes cast for the Amended and Restated Articles was sufficient for approval.

  
Vishaal Gupta, as Secretary of the HOMEOWNERS' ASSOCIATION OF WOLF CREEK RIDGE, INC., a Florida not for profit corporation

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was affirmed and acknowledged before me this 3 day of Nov., 2015, by Vishaal Gupta, as Secretary of the HOMEOWNERS' ASSOCIATION OF WOLF CREEK RIDGE, INC., a Florida not for profit corporation. He/She ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



  
Notary Public Signature

Judith Stark  
(Name typed, printed or stamped)

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