

NO6000002792

(Requestor's Name)

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(Business Entity Name)

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TALLAHASSEE, FLORIDA

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R. WHITE

MAR 09 2018

# CT Corp.

3458 Lakeshore Drive, Tallahassee, FL 32312  
850-656-4724

**Date:** 02/28/2018

Acc#I20160000072



Name:	303 Arrawana Place Townhomes, Homeowners Association, Inc
Document #:	
Order #:	10859947

Certified Copy of Arts & Amend:	<input type="checkbox"/>			
Plain Copy:	<input type="checkbox"/>			
Certificate of Good Standing:	<input type="checkbox"/>			
	<input type="checkbox"/>			
Apostille/Notarial Certification:	<input type="checkbox"/>		Country of Destination:	
			Number of Certs:	

<b>Filing:</b>	<b>Certified:</b>
	Plain:
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Availability \_\_\_\_\_  
Document \_\_\_\_\_  
Examiner \_\_\_\_\_  
Updater \_\_\_\_\_  
Verifier \_\_\_\_\_  
W.P. Verifier \_\_\_\_\_  
Ref# \_\_\_\_\_

Amount: \$ 43.75

Thank you!



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

3/8/2018

March 1, 2018

CORRECTED:

CT CORP  
WALK IN  
TALLAHASSEE, FL

Please keep original file  
date & return with a  
certified copy.

SUBJECT: 303 ARRAWANA PLACE TOWNHOMES, HOMEOWNERS  
ASSOCIATION, INC.  
Ref. Number: N06000002792

We have received your document for 303 ARRAWANA PLACE TOWNHOMES, HOMEOWNERS ASSOCIATION, INC. and the authorization to debit your account in the amount of \$43.75. However, the document has not been filed and is being returned for the following:

The above listed entity was administratively dissolved or its certificate of authority was revoked for failure to file the 2007 annual report. The entity must be reinstated before this document can be filed.

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.

Rebekah White  
Regulatory Specialist II

Letter Number: 418A00004192

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2018 MAR -8 AM 10:12  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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<b>Filing:</b>	<b>Certified:</b>
	Plain:
	COGS:

Availability _____
Document _____
Examiner _____
Updater _____
Verifier _____
W.P. Verifier _____
Ref# _____

Amount: \$ 43.75

Thank you!

**AMENDED AND RESTATED**  
**ARTICLES OF INCORPORATION**  
**OF**  
**303 ARRAWANA PLACE TOWNHOMES, HOMEOWNERS ASSOCIATION, INC.**  
**(A CORPORATION NOT-FOR-PROFIT)**

In compliance with the requirements of the laws of the State of Florida, and for the purpose of forming a corporation no-for-profit, the undersigned does hereby certify:

**ARTICLE 1- NAME**

The name of this corporation shall be 303 Arrawana Place Townhomes, Homeowners Association, Inc. For convenience, the corporation shall be referred to herein as the "Association", these Amended and Restated Articles of Incorporation as the "Articles" and the Bylaws of the Association as the "Bylaws".

**ARTICLE 2- COMMENCEMENT OF CORPORATE EXISTENCE**

The Association commenced corporate existence on March 10, 2006 pursuant to the initial articles of incorporation filed as document number N06000002792 with the Secretary of State, Tallahassee, Florida and shall exist in perpetuity.

**ARTICLE 3- PRINCIPAL OFFICE AND MAILING ADDRESS**

The initial principal office and mailing address of the Association shall be located at 6567 Gunn Highway, Tampa, Florida 33625.

**ARTICLE 4- DEFINITIONS**

All capitalized terms used herein which are not defined shall have the same meaning as set forth in that certain Declaration of Covenants, Conditions, and Restrictions for City Townhomes at 303 South Arrawana, recorded or to be recorded in the Official Records of Hillsborough County, Florida, as same may be amended and/or restated from time to time (the "Declaration").

**ARTICLE 5- PURPOSES AND POWERS**

5.1 Purposes. The Association is formed to: (i) provide for ownership, operation, maintenance and preservation of Association property; (ii) perform the duties delegated to it in the Declaration; and (iii) administer the interests of the Association and the Owners.

5.2 Powers. The Association shall have the right to transact any and all lawful business as a not-for-profit residential homeowners' association as contemplated by Chapter 720, Florida Statutes, as the same may be amended from time to time. The Association shall also have all of the powers enumerated in the Chapter 617, Florida Statutes (Florida Not for Profit Corporation Act), Chapter 607, Florida Statutes (Florida Business Corporation Act) (as such Florida Business Corporation Act may apply to this not for profit corporation), as the same now exist and as hereafter amended, and all such other powers as are permitted by applicable Florida statutory and common law, including, without limitation and only by illustration, the following:

- (a) all of the powers necessary or desirable to perform the obligations and duties and to

exercise the rights and powers set out in these Articles, the Bylaws, or the Declaration;

(b) to fix and to collect assessments and other charges to be levied against the Lots;

(c) to manage, control, operate, maintain, repair, and improve property subject to the Declaration or any other property for which the Association by rule, regulation, covenant, or contract has a right or duty to provide such services;

(d) to enforce covenants, conditions, or restrictions affecting any property to the extent the Association may be authorized to do so under the Declaration or Bylaws;

(e) to engage in activities which will actively foster, promote, and advance the common interests of the Owners;

(f) to buy or otherwise acquire, sell, or otherwise dispose of, mortgage, or otherwise encumber, exchange, lease, hold, use, operate, and otherwise deal in and with real and personal property of all kinds and any right or interest therein for any purpose of the Association, subject to such limitations as may be set forth in the Declaration or Bylaws;

(g) to borrow money for any purpose, subject to such limitations as may be set forth in the Declaration or the Bylaws;

(h) to enter into, make, perform, or enforce contracts of every kind and description, and to do all other acts necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any other association, corporation, or other entity or agency, public or private;

(i) to adopt, alter, and amend or repeal such Bylaws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, such Bylaws may not be inconsistent with or contrary to any provisions of the Declarations;

(j) to elect or appoint officers and agents and define their duties and fix their compensation, if any;

(k) to have and exercise all powers necessary or convenient to effect its purposes.

The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other rights and powers which may now or hereafter be permitted by law; the powers specified in each of the subsections of this Article V are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph of this Article. The Association shall make no distributions of income to its members, directors, or officers.

## ARTICLE 6- MEMBERS

6.1 Lot Owners. Each Owner shall be a member of the Association and shall be entitled to vote in accordance with the terms of the Declaration, except there shall be no vote for any Lot owned by the Association. The manner of exercising voting rights shall be as set forth in the Declaration and in the Bylaws of the Association.

6.2 Membership Change. Change of membership in the Association shall be established by recording in the Official Records of Hillsborough County, Florida, a deed or other instrument establishing record title to real property subject to the Declaration. Upon such recordation, the owner designated by such

instrument shall become a member of the Association and the membership of the prior owner with regard to such real property shall be terminated.

6.3 Member Interest in Assets, Liabilities, etc. The share of a member in the funds, liabilities and assets of the Association cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance of its Lot.

#### ARTICLE 7- INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of the Association shall be located at 250 East Colonial Drive, Suite 300, Orlando, Florida 32801, and the initial registered agent of the Association at that address shall be John Kingman Keating. The Association may change its registered agent or the location of its registered office, or both, from time to time without amendment of these Articles of Incorporation.

#### ARTICLE 8- BOARD OF DIRECTORS

The manner in which the Board of Directors of the Association are elected and appointed is as set forth in the Bylaws. The initial Board of Directors of the Association shall consist of three (3) directors. The number of directors of the Association shall be specified, from time to time, by the Bylaws provided, however, that the number of directors shall never be less than three (3) nor more than five (5). The name and street address of the initial Board of Directors of the Association are:

<u>Director</u>	<u>Street Address</u>
Nate Beauregard	6567 Gunn Highway Tampa, Florida 33625
Adam Smith	6567 Gunn Highway Tampa, Florida 33625
Martin Frame	6567 Gunn Highway Tampa, Florida 33625

#### ARTICLE 9 - OFFICERS

The name and street address of the initial Officers of the Association are:

<u>Officer</u>	<u>Street Address</u>
Nate Beauregard President	6567 Gunn Highway Tampa, Florida 33625
Adam Smith Vice President	6567 Gunn Highway Tampa, Florida 33625
Martin Frame Secretary/Treasurer	6567 Gunn Highway Tampa, Florida 33625

#### ARTICLE 10- INCORPORATOR

The name and street address of the incorporator is:

Name

Street Address

Bahram Z. Alavijeh

1102 S. Moody Avenue  
Tampa, Florida 33629

#### ARTICLE 11- INDEMNIFICATION

*In addition to any rights and duties under applicable law, the Association shall indemnify and hold harmless all of its directors, officers, employees and agents, and former directors, officers, employees and agents from and against all liabilities and obligations, including attorneys' fees and costs, incurred in connection with any actions taken or failed to be taken by said directors, officers, employees and agents in their capacity as such except for willful misconduct or gross negligence.*

#### ARTICLE 12- DISSOLUTION, AMENDMENT AND RESTATEMENT

12.1 Dissolution. The Association may be dissolved only as provided in the Bylaws and by the laws of the State of Florida.

12.2 Amendments. Amendments to these Articles of Incorporation may be proposed and adopted as provided in Chapter 617, Florida Statutes; provided, no amendment may be in conflict with the Declaration, and provided, further, no amendment shall be effective to impair or dilute any rights of members that are governed by such Declaration. Any proposed amendment must be approved by Voting Members representing two-thirds (2/3) of the total Class "A" votes in the Association, and the consent of the Class "B" Member, if such exists.

12.3 Restatement. The restatement of these Articles of Incorporation was adopted by the board of directors and does not contain any amendments requiring member approval.

#### ARTICLE 13- HEADINGS AND CAPTIONS

The headings or captions of these various Articles of Incorporation are inserted for convenience and none of them shall have any force or effect, and the interpretation of the various articles shall not be influenced by any of said headings or captions.

**IN WITNESS WHEREOF**, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, being the President of this Association, has executed these Articles of Incorporation as of February 28th, 2018.

  
\_\_\_\_\_  
Name: Nate Beauregard



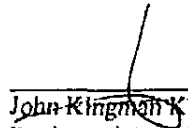
**CERTIFICATE DESIGNATING REGISTERED AGENT  
FOR SERVICE OF PROCESS**

In compliance with sections 48.091 and 617.0501, 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.

303 Arrawana Place Townhomes, Homeowners Association, Inc. desiring to organize as a domestic not for profit corporation has named and designated John Kingman Keating as its Registered Agent to accept service of process within the State of Florida with its registered office located at 250 East Colonial Drive, Suite 300, Orlando, Florida 32801.

**ACKNOWLEDGMENT**

Having been named as Registered Agent to accept service of process for the above-stated corporation at the place designated in this Certificate, I am familiar with and accept the appointment as Registered Agent and agree to act in this capacity.

  
\_\_\_\_\_  
John Kingman Keating  
Registered Agent

Dated: February 28, 2018