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MEMORANDUM

TO: Valerie Herring
Document Specialist
Division of Corporations
P.O. Box 6327 409 East Gaines Street
Tallahassee, FL 32314 Tallahassee, FL 32399

FROM: Linda Topping, Paralegal

DATE: June 20, 2006

RE: Savannah Ridge Homeowners Association, Inc.
Your Ref No. W06000031405
Our File No.05-11287

Pursuant to your July 14, 2006, letter, enclosed are:

1. Copy of your July 14, 2006 letter; and
2. Original and one copy of the Articles of Incorporation revising the provision for the manner in which directors are elected or appointed -- Article V.

You retained our \$70.00 check for filing fee.

Please file the Articles of Incorporation return a stamped copy of the filed Articles of Incorporation to this office.

Enclosures



FLORIDA DEPARTMENT OF STATE
Division of Corporations

July 14, 2006

BRET JONES, P.A.
700 ALMOND STREET
CLERMONT, FL 34711

SUBJECT: SAVANNAH RIDGE HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W06000031405

We have received your document for SAVANNAH RIDGE HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$70.00. 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) 245-6962.

Valerie Herring
Document Specialist
New Filing Section

Letter Number: 006A00045440

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ARTICLES OF INCORPORATION
of
SAVANNAH RIDGE HOMEOWNERS ASSOCIATION, INC.
(a Florida Corporation Not-for-Profit)

The undersigned, acting as incorporators of a nonprofit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation.

ARTICLE I
NAME

The name of the corporation is SAVANNAH RIDGE HOMEOWNERS ASSOCIATION, INC., hereinafter referred to as the "Association".

ARTICLE II
ADDRESS

The street address of the initial principal office and the mailing address are the same as follows:

310 Almond Street
Clermont, Florida 34711

ARTICLE III
PURPOSE AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purpose for which it is formed are to provide for maintenance, preservation and architectural control of the residences and (Common Area) within that certain tract of property described as:

SAVANNAH RIDGE, a Lake County Subdivision, according the Plat thereof recorded in the Public Records of Lake County, Florida.

and to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

A. Exercise all the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called "Declaration" applicable to the property and recorded, or to be recorded, in the Office of the Clerk of the Circuit Court, Lake County, Florida, and 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, of all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incidental to the conduct of business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

C. The Association shall operate, maintain and manage the surface water or storm water management system(s) in a manner consistent with the St. Johns River Water Management District Permit No. 5-069-99959-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or storm water management system.

D. Have and to exercise any and all powers, rights and privileges which a corporation organized under the Not For Profit Corporation Law of the State of Florida may now or hereafter have or exercise.

ARTICLE IV **VOTING RIGHTS**

The Association shall have two classes of voting membership as follows:

CLASS A. The CLASS "A" MEMBER(S) shall be all Owners, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any residence, all such persons shall be members. The vote for such lot shall be exercised as the multiple owners may determine, but in no event shall more than one (1) vote be cast with respect to any one lot.

CLASS B. The CLASS "B" MEMBER(S) shall be the Developer. The Class "B" member shall be entitled to exercise total voting control until the annual meeting after one hundred percent (100%) of the total number of lots in the subdivision are owned by individuals other than the Developer, his agents or associates. When one hundred percent (100%) of said lots are owned by individuals, then Class "A" members may exercise voting rights. No lots owned by the Developer, his agents or associates, shall be subject to any assessment until the annual meeting following this event.

ARTICLE V **BOARD OF DIRECTORS**

The affairs of the Association will be managed by a Board consisting of not less than three (3), no more than five (5) directors. The number of directors may be changed by amendment of the Bylaws of the Association, but shall never be less than three (3). As provided in the Bylaws, the first Board of Directors shall be appointed by the Developer; subsequent Directors are appointed or elected as provided in the Bylaws. The names and address of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>Name</u>	<u>Address</u>
Wayne H. Gey	310 Almond Street Clermont, FL 34711
Robert K. Hogan	310 Almond Street Clermont, FL 34711
Jerome Kocielko	310 Almond Street Clermont, FL 34711

At the first annual meeting and each meeting thereafter the members shall elect three (3) directors for a term of one (1) year each.

ARTICLE VI
ADDRESS OF INITIAL REGISTERED OFFICE AND
NAME OF INITIAL REGISTERED AGENT

The address of this Association's initial registered office in the State of Florida is 310 Almond Street, Clermont, FL 34711. The name of this Association's initial registered agent at the above address is Robert K. Hogan.

ARTICLE VIII
OFFICERS

The initial officers of the Association shall be a president, vice president and secretary/treasurer to be appointed by the initial Board of Directors. Such officers shall serve until their successors are elected or appointed at the first meeting of the Board of Directors following each Annual meeting of members, as provided in the Bylaws.

The names of the officers who are to serve until the first election or appointment are:

Robert K. Hogan, President
Jerome Kocielko, Vice President
Bonita Kocielko, Secretary/Treasurer

ARTICLE IX
INCORPORATORS

The name and addresses of the incorporator of these Articles of Incorporation are as follows:

Robert K. Hogan
310 Almond Street, Clermont, FL 34711

ARTICLE X
BYLAWS

The Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded at any annual meeting of the association, or at any special meeting duly called for such purpose by a vote of a majority of a quorum of voting members present in person or by proxy, except that the initial Bylaws of the Association shall be made and adopted by the Board of Directors.

ARTICLE XI
EXISTENCE AND DURATION

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 in perpetuity.

ARTICLE XII
AMENDMENTS

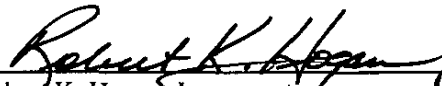
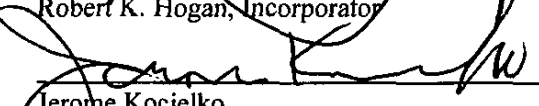
These Articles of Incorporation may be amended at any annual meeting of the Association or at any special meeting duly called and held for such purpose on the affirmative vote of at least three-fourths (3/4) of the members eligible to vote.

ARTICLE XIII
DISSOLUTION

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or storm water management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved in writing by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

The Association may be dissolved with the assent given in writing and signed by not less than three-fourths (3/4) of each Class of members. Upon dissolution of the Association, other than incidental to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes. This procedure shall be subject to court approval on dissolution pursuant to Section 617.05, Florida Statutes.

IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation on this June 15, 2006.


Robert K. Hogan, Incorporator

Jerome Kocielko

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent, I hereby accept such appointment and am familiar with and accept the duties and responsibilities as registered agent for the corporation.

Date: June 15, 2006


Robert K. Hogan, Resident Agent

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