

No 6000007843

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

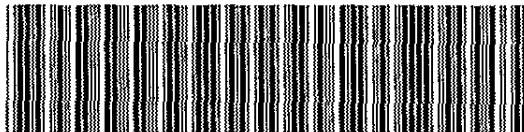
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



100077881841

07/24/06--01032--019 **78.75

FILED
SECRETARY OF STATE
DIVISION OF REVENUE
06 JUL 24 AM 10:01

D. Brown JUL 26 2006

July 20, 2008

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: OSBORNE OAKS UNIT II HOMEOWNERS ASSOC. INC.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☒ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: LYNDA R. COYLE
Name (Printed or typed)

5220 S. LOIS AVE
Address

TALLAHASSEE FL 32314
City, State & Zip

913-805-1658
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

**Articles of Incorporation of
Osborne Oaks Unit II Homeowners Association, Inc.**

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
06 JUL 24 AM 10:01

The undersigned incorporator, a resident of the State of Florida, hereby makes, subscribes, acknowledges and files with the Secretary of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit in accordance with the laws of the State of Florida.

ARTICLE I

Name

The name of the corporation is OSBORNE OAKS UNIT II HOMEOWNERS ASSOC. INC. (herein called the "Association").

ARTICLE II

Principal Office

The principal place of business and mailing address of the corporation shall be 5220 S. Lois Ave, Tampa, Fl. 33611.

ARTICLE III

Purpose and Powers of the Association

This Association does not contemplate pecuniary gain or profit to the members thereof. This Association is formed specifically to promote the health, safety and general welfare of the residents within all or any portion of OSBORNE OAKS UNIT II, a proposed residential subdivision lying and being in the City of Tampa, Hillsborough County, Florida ("the Subdivision"), as may be brought within the jurisdiction of the Association by proper filing and recording in the Public Records of Hillsborough County, Florida, of a Declaration of Protective Covenants, Conditions, Easements and Restrictions, (hereinafter referred to as "declaration") and the Association is formed generally to perform any legal act or to perform any legal duty or obligation as may legally be permitted by Florida Statutes, chapters 617 and 720 or by common law.

Notwithstanding anything in the above to the contrary, no part of the net earnings of the Association shall inure to the benefit of any member within the meaning of Section 501 (3)(7) of the Internal Revenue Code of 1986, nor shall the Association engage in any other activity prohibited by such section, nor act in violation of any provision governing such tax exempt organizations as determined by the federal revenue laws. The Association's amount of earnings if any is not to be taken into account in any manner for the purpose of determining whether there should be a rebate of any assessment paid or the amount of the rebate.

The Association has the power to:

- (a) To own and convey property
- (b) To make and collect assessments against members a property owners to pay all costs, expenses and losses of the Association and to make special assessments against members as property owners for maintenance or repair which is the responsibility of the property owner.

- (3) To use the proceeds of assessments in the exercise of its powers and duties.
- (d) To maintain, repair and operate all property owned by the Association or to be managed and maintained by the Association, in accordance with the terms and provisions of the Declaration.
- (e) To purchase and maintain insurance coverage for the property and improvements owned and held by the Association to protect the Association and its membership.
- (f) To reconstruct the improvements after casualty and to further improve the property owned by the Association.
- (g) To make and amend reasonable rules and regulations ("Rules and Regulations") respecting the use of all property, improvements and facilities owned or otherwise managed by the Association.
- (h) To sue and be sued.
- (i) To enforce by legal means the provisions of the laws of the State of Florida, the Declaration, and these Articles, the By-Laws of the Association and the Rules and Regulations.
- (j) To contract for the management of the Association and to delegate to such manager certain powers and duties of the Association.
- (k) To employ personnel for reasonable compensation to perform the services required for the proper administration and operation of the purposes of the Association.
- (l) To pay taxes and assessments which are liens against any part of the Association property, other than the individual lots, unless the individual lot (s) or units(s) are owned by the Association, and the appurtenances thereto, and to assess the same against any lot or unit and the owner of the lot which is subject to such liens.
- (m) To enter into agreements whereby it acquires fee simple title, easements, and other possessory or use interests in lands or facilities, whether or not contiguous to the lands of the Association intended to provide benefits to the property owners within the Subdivision.
- (n) To enter into agreements for construction of common facilities for the benefit of the property owners and to borrow money for the purpose of carrying out such construction and to mortgage, lease or otherwise provide security for the repayment of said funds.
- (o) To take any other action necessary for the purposes for which the association was organized.

ARTICLE IV

Surface Water Management

- (a) The Association has the power to operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas (collectively the "Surface Water Management System Facilities".)
- (b) The Association has the power to contract for services to provide for the operation and maintenance of the surface water management system facilities.
- (c) The Association shall exist in perpetuity however, if the Association is dissolved, the control or right of access to the property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility, and if

not accepted, the surface water management system facilities shall be conveyed to a non-profit corporation similar to the Association.

ARTICLE V **Membership**

Every person or legal entity who holds legal title of record to a present fee simple interest in any residential lot being a part of the Subdivision (each a "Lot Owner") shall be a member of this Association. A Lot Owner of more than one such lot shall have one membership for each such lot owned by him or her. Membership shall be appurtenant to and may not be separated from ownership of any lot that is subject to the provisions of the Declaration.

ARTICLE VI **Corporate Existence**

The Association shall commence upon the filing of these Articles of Incorporation with the Secretary of State, State of Florida. The corporation shall exist in perpetuity.

ARTICLE VII **Voting Rights**

The Association shall have two (2) classes of voting membership. The voting rights of each class of membership shall be set forth and be governed by the Bylaws of the Association.

ARTICLE VIII **Board of Directors**

A Board of Directors shall manage the business affairs of this Association. The method of election or appointment of the Board of Directors shall be as set forth in and governed by the Bylaws of the Association.

ARTICLE IX **Officers**

This Association shall have the officers described in its Bylaws who shall be elected or appointed at such time and for such terms as is provided in the Bylaws.

ARTICLE X **Incorporator**

The incorporator of these Articles is of the age of majority. The name and address of the incorporator of these Articles of Incorporation is as follows:

SOUTH TAMPA ENTERPRISES, INC.
5220 Lois Ave.
Tampa, Fl. 33611

ARTICLE XI
Dissolution

This Association may be dissolved with the assent given in writing and signed by members entitled to cast not less than two-thirds (2/3) of the votes of each Class of members, or as set forth in the Association's Bylaws. Notwithstanding any other provision herein, the assets owned by the Association herein shall be distributed to the City of Tampa, State of Florida, or if said city refuses to accept such assets, 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, but in no event shall such assets inure to the benefit of any member or other private individual. If the Association ceases to exist, all of the Lot Owners shall be jointly and severally responsible for operation and maintenance of the Surface Water Management System Facilities unless and until the City of Tampa or other non-profit organization assumes responsibility.

ARTICLE XII
Initial Registered Office and Agent

The street address of the initial registered office of the Association is 5220 S. Lois Ave., Tampa, FL 33611. The name of the initial registered agent of the Association is Lynda R. Coyle.

ARTICLE XIV
Indemnity

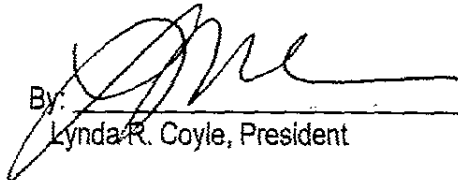
The corporation shall indemnify any person made a party or threatened to be made a part to any threatened, pending or contemplated action, suit or proceedings, pursuant to the provisions contained in the Bylaws.

ARTICLE XV
Interpretation

Express reference is hereby made to the terms and provisions of the Declaration where necessary to interpret, construe, and clarify the provisions of these Articles. In subscribing and filing these Articles, it is the intent of the undersigned that the provisions of these Articles shall be consistent with the provisions of the Declarations, and these Articles shall be interpreted, construed and applied so as to avoid inconsistencies or conflicting results.

IN WITNESS WHEREFORE, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned incorporator of this Association has executed these Articles of Incorporation this 20 day of July 2006.

SOUTH TAMPA ENTERPRISES, INC
A Florida Corporation
As Incorporator

By: 
Lynda R. Coyle, President

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, the undersigned hereby accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper complete performance of my duties, and is familiar with and accept the obligations of the undersigned's position as registered agent.


Lynda R. Coyle

Date: July 20, 2006

FILED
SECRETARY OF STATE
DIVISION OF CORPORATION
06 JUL 24 AM 10:01