

NO6880011175

(Requestor's Name)

(Address)

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(City/State/Zip/Phone #)

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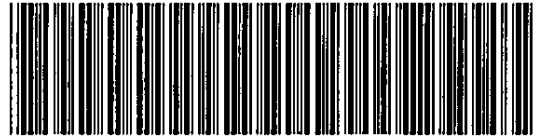
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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JULY 2006

10-26-06  
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## COVER LETTER

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

SUBJECT: Homeowners Association of Highland Lakes Unit 3, 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: Thomas R. GURRAN  
Name (Printed or typed)

7637 Little Road  
Address

New Port Richey, FL 34654  
City, State & Zip

727-847-6274  
Daytime Telephone number

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

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2020 OCT 26 P 3:31  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**  
**OF**  
**HOMEOWNERS ASSOCIATION OF HIGHLAND LAKES UNIT 3, INC.**

A Florida Corporation Not For Profit

**ARTICLE I  
NAME**

The name of this corporation is Homeowners Association of Highland Lakes Unit 3, Inc., a Florida corporation not for profit, (hereinafter called the "**Association**").

**ARTICLE II  
PRINCIPAL OFFICE**

The principal place of business and mailing address of this corporation shall be:  
1472 Dundee Drive, Palm Harbor, Florida 34684.

**ARTICLE III  
OFFICE AND REGISTERED AGENT**

This Association's registered office is located at 1472 Dundee Drive, Palm Harbor, Florida 34684 and its registered agent is Merryann Brunk. Both this Association's registered office and registered agent may be changed from time to time by the Board of Directors as provided by law.

**ARTICLE IV  
PURPOSE**

This Association does not contemplate pecuniary gain or profit to it or to its members and the specific purposes for which it is formed are to provide for the architectural control of the residential lots within that certain real property (hereinafter collectively called the "**Property**") in Pinellas County, Florida and more particularly described in **Exhibit A**, attached hereto and incorporated herein, also known as

Highland Lakes Unit 3, and to enforce the Amended and Restated Highland Lakes Unit 3 Declaration of Covenants, Conditions and Restrictions and all amendments thereto.

## **ARTICLE V POWERS**

Without limitation this Association is empowered to:

- (a) exercise all rights, powers, privileges and perform all duties, of this Association set forth in that certain Amended and Restated Highland Lakes Unit 3 Declaration of Covenants Conditions and Restrictions, (hereinafter collectively called the "**Declaration**") as recorded or to be recorded in the Public Records of Pinellas 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 in full;
- (b) in any lawful manner, acquire, own, hold, improve, manage, operate, maintain, repair, replace, operate, convey, sell, lease, transfer, assign, and otherwise dispose of property of any nature whatsoever, real, personal, or mixed, tangible or intangible, in connection with this Association's affairs.
- (c) fix, levy, collect, and enforce by any lawful means all charges or assessments established by, or pursuant to, the Declaration, and to use and expend the proceeds of assessments in the exercise of its power and duties hereunder.
- (d) pay all costs, expenses, and obligations lawfully incurred in connection with this Association's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against this Association's property and to contract for services.
- (e) borrow money with the approval of members representing two-thirds (2/3) of the residential lots in Highland Lakes Unit 3, and to mortgage, pledge, deed in trust,

hypothecate, assign, grant security interests in, or otherwise transfer any or all of its property as security for money borrowed, debts incurred, or any of its other obligations if approved by members representing two-thirds (2/3) of the residential lots in Highland Lakes Unit 3.

(f) with the approval of members representing two-thirds (2/3) of the residential lots in Highland Lakes Unit 3: dedicate, sell or transfer all or any part of its property to any public agency, authority, or utility for such purposes, and subject to such conditions, as those members representing two-thirds of said lots may determine.

(g) with the approval of members representing two-thirds (2/3) of the residential lots in Highland Lakes Unit 3: participate in mergers and consolidations with other non-profit corporations organized for similar purposes.

(h) from time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of common areas and real property owned by the Association.

(i) have and exercise all common law rights, powers, and privileges and those that a corporation not for profit or a Homeowners' Association may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration or by these Articles, or reasonably necessary to effectuate the exercise of any right, power, or privilege so granted.

(j) to enforce by legal means the obligations of the members of the corporation, the provisions of the Declaration, and the provisions of a dedication or conveyance of any portion of the Property to the Association.

## **ARTICLE VI MEMBERSHIP**

Every person who holds the record fee simple title to, or any undivided fee simple interest in, any Lot that is subject to the provisions of the Declaration is a member of this Association, including contract sellers, but excluding all other persons who hold any interest in any Lot merely as security for the performance of an obligation. An Owner of more than one Lot is entitled to one membership for each Lot owned. Membership is appurtenant to, and may not be separated from, ownership of at least one Lot that is subject to the provisions of the Declaration, and membership may not be transferred other than by transfer of title to such Lot. Each membership is transferred automatically by conveyance of title to a Lot.

## **ARTICLE VII VOTING RIGHTS**

All Members shall be owners of Lots within Highland Lakes Unit 3 and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as the owners determine, but in no event shall more than one vote be cast with respect to any Lot.

## **ARTICLE VIII BOARD OF DIRECTORS**

Section 1. This Association's affairs shall be managed by a Board of Directors initially composed of three (3) Directors. The number of Directors from time to time may be changed by amendment to this Association's By-Laws, but at all times it must be an odd number of Directors. The initial Directors named below shall serve until this Association's first annual meeting. The term of office for all other Directors is one year.

Before any such annual meeting, all vacancies occurring on the Board of Directors, if any, will be filled by majority vote of the remaining Directors, even if less than a quorum. Any Director may succeed himself or herself in office. Each of the Directors will be elected by a vote of the members entitled to vote. Each such member may cast, in respect to each vacancy, one vote for each Lot for which he or she is the voting member. Cumulative voting is not permitted. The persons receiving the largest number of votes shall be elected. Election to the Board of Directors shall be by a plurality of votes cast. All Directors shall be Association members.

Section 2. The names and addresses of the persons who will serve as Directors until their successors have been duly elected and qualify, unless they sooner die, resign, or are removed, are:

1. Merryann Brunk, 1472 Dundee Drive, Palm Harbor, FL 34684
2. Carolyn Nevaldine, 1490 Queen Ann Drive, Palm Harbor, FL 34684
3. Dennis Dow, 1486 Queen Ann Drive, Palm Harbor, FL 34684

#### **ARTICLE IX INCORPORATOR**

The name and residence address of the incorporator is:

Merryann Brunk, 1472 Dundee Drive, Palm Harbor, FL 34684

#### **ARTICLE X AMENDMENTS**

This Association's By-Laws initially will be adopted by the Board of Directors. Thereafter, the By-Laws may be altered, amended, or rescinded as provided in the By-Laws, except as to those provisions for Amendment to the By-Laws which are provided in the Declaration or any Supplemental Declarations in which case those provisions shall control such Amendments.

## **ARTICLE XI AMENDMENTS**

Amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, provided that each such amendment must have the approval of members representing two-thirds (2/3) of the residential Lots in Highland Lakes Unit 3, voting in person or by proxy, at a duly called meeting of the membership.

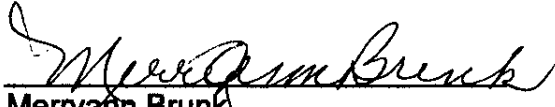
## **ARTICLE XII INTERPRETATION**

Where necessary to interpret, construe, and clarify the provisions of these Articles, one shall refer to the aforementioned Declaration. Without limitation, all terms defined in the Declaration shall have the same meaning where used in these Articles and in the By-Laws. By subscribing and filing these Articles, the incorporator intends its provisions to be consistent with the individual provisions of the Declaration and to be interpreted, construed, and applied consistent with the provisions of the Declaration to avoid inconsistencies or conflicting results.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this corporation, has executed these Articles of Incorporation this 21 day of

October, 2006.

INCORPORATOR

  
Merryann Brunk



**ACCEPTANCE OF REGISTERED AGENT AND CERTIFICATE**

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 I accept the duties and obligations of a registered agent, and I accept the appointment as registered agent, and I agree to act in this capacity. The street address of the registered office shall be 1472 Dundee Drive, Palm Harbor, FL 34684.

Date: 10/21, 2006

  
Merryann Brunk

FILED  
2006 OCT 26 P 3:31  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**EXHIBIT A**

**Legal Descriptions for Highland Lakes Unit 3:**

**HIGHLAND LAKES UNIT 3, according to the map or plat thereof, recorded in Plat Book 72, Pages 49 & 50 of the Public Records of Pinellas County, State of Florida.**