

**N06000012953**

Florida Department of State  
Division of Corporations  
Public Access System

Electronic Filing Cover Sheet

**Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.**

((H06000298092 3)))



H060002980923ABC3

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.**

To:  
Division of Corporations  
Fax Number : (850) 205-0381

From:  
Account Name : STRALEY ROBIN & WILLIAMS, P.A.  
Account Number : I20040300189  
Phone : (813) 223-9400  
Fax Number : (813) 223-5043

**FILED**  
06 DEC 20 AM 10:25  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**FLORIDA PROFIT/NON PROFIT CORPORATION**

**Windance Homeowner's Association, Inc.**

Certificate of Status	1
Certified Copy	1
Page Count	09
Estimated Charge	\$87.50

Electronic Filing Menu

Corporate Filing Menu

Help

((H06000298092 3)))

((H06000298092 3)))

**ARTICLES OF INCORPORATION  
OF  
WINDANCE HOMEOWNER'S ASSOCIATION, INC.**

**FILED**  
06 DEC 20 AM 10:25  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

The undersigned Incorporator hereby files these Articles of Incorporation for the purpose of forming a not for profit corporation under the provisions of Chapter 617, Florida Statutes.

**ARTICLE I**

**NAME**

The name of this Corporation shall be **WINDANCE HOMEOWNER'S ASSOCIATION, INC.** (hereinafter referred to as the "**Association**").

**ARTICLE II**

**PRINCIPAL OFFICE**

The principal office of the Association is located at c/o Devco IV, L.L.C., 509 Guisando de Avila, Suite 100, Tampa, Florida 33613-5233.

**ARTICLE III**

**INITIAL REGISTERED OFFICE AND AGENT**

The initial registered office of this Association shall be located at 100 E. Madison Street, Suite 300, Tampa, Florida 33602-5311 and the initial registered agent of the Association shall be Mark K. Straley. 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.

((H06000298092 3)))

(((H06000298092 3)))

#### ARTICLE IV

##### PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof (the "Members"), and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the single family residential building lots within that certain tract of property described on Exhibit "A" attached hereto (the "Property"), and for all other social and community related purposes benefiting its members.

The Association is being formed to promote the health, safety and welfare of the existing and future owners of single family residences within the above-described property and for the purposes of:

1. Exercise all of the powers, enforcement rights 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 for Windance, hereinafter called the "Declaration", applicable to the property and recorded in the Office of the Clerk of the Circuit Court in and for Pasco 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;
2. 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;
3. 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 in connection with the affairs of the Association;
4. Borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
5. Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property;
6. Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise

(((H06000298092 3)))

---

((H06000298092 3)))

**ARTICLE V**

**MEMBERSHIP**

The Declarant and every person or entity who is a record owner of a fee or undivided fee interest in any Lot or portion of the Property which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a Member. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot or portion of the Property which is subject to assessment by the Association.

**ARTICLE VI**

**VOTING RIGHTS**

The Association shall have two (2) classes of voting membership:

1. **Class A.** Class A Members shall be all Owners of improved Residential Units conveyed by the builder or developer of Residential Property. Class A Members shall be allocated one vote for each improved Residential Unit in which they hold the interest required for membership by Article V of the Declaration.
2. **Class B.** The Class B Member shall be the Declarant, or its specifically designated (in writing) successor. The Class B Member shall be allocated a number of votes equal to three times the total number of Class A and Class B votes at any time; provided, that the Class B membership shall cease and become converted to Class A membership on the happening of the following events, whichever occurs earlier
  - a. Upon voluntary conversion to Class A membership by Declarant.
  - b. When seventy-five percent (75%) of the maximum number of improved Lots allowed for the Property (as amended and supplemented from time to time) have been conveyed to Unit Owners other than the Declarant and its assigns.
  - c. On December 31, 2016.

---

((H06000298092 3)))

(((H06000298092 3)))

## ARTICLE VII

### BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) directors, selected in accordance with the By-Laws. The number of directors may be either increased or diminished from time to time as provided in the By-Laws. The name and street address of the initial directors of this Association are:

Mr. Mark A. Sifford  
Devco IV, L.L.C.  
509 Guisando de Avila  
Suite 100  
Tampa, Florida 33613-5233

Mr. John R. Toborg  
Devco IV, L.L.C.  
509 Guisando de Avila  
Suite 100  
Tampa, Florida 33613-5233

Ms. Teri Gartenmayer  
Devco IV, L.L.C.  
509 Guisando de Avila  
Suite 100  
Tampa, Florida 33613-5233

## ARTICLE VIII

### DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the Members, or as otherwise provided by law. Prior approval by HUD/VA is required so long as there is a Class B membership and so long as HUD/VA is holding, insuring, or guaranteeing any loans secured by property subject to the Declaration. Upon dissolution of the Association, other than incident 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. If acceptance of such dedication is refused, the assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

(((H06000298092 3)))

(((H06000298092 3)))

**ARTICLE IX**

**EFFECTIVE DATE AND DURATION OF CORPORATE EXISTENCE**

This Association shall have an effective date of December 19, 2006, and shall have perpetual existence unless sooner dissolved according to law.

**ARTICLE X**

**AMENDMENT**

This Association reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto. Amendments shall require the approval of at least a 2/3 vote of the lot owners (i.e., Class A Members). Prior approval of HUD/VA is required as long as there is a Class B membership and so long as HUD/VA is holding, insuring, or guaranteeing any loans secured by the property subject to the Declaration.

**ARTICLE XI**

**INCORPORATORS**

The name and street address of the person signing these Articles as Incorporator are:

Mark K. Straley  
Straley Robin & Williams  
100 E. Madison Street, Suite 300  
Tampa, Florida 33602

**ARTICLE XII**

**BY-LAWS**

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board. Prior approval of HUD/VA is required as long as there is a Class B membership and so long as HUD/VA is holding, insuring, or guaranteeing any loans secured by the property subject to the Declaration.

(((H06000298092 3)))

(((H06000298092 3)))

**ARTICLE XIII**

**INDEMNIFICATION**

In addition to any rights and duties under applicable law, this Association shall indemnify and hold harmless all its directors, officers, employees and agents, and former directors, officers, employees and agents from and against all liabilities and obligations, including attorneys fees, 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 XIV**

**HUD, FHA or VA APPROVAL**

As long as there is a Class B member, the following actions will require the prior approval of HUD or FHA or VA:

- A. Dedication of additional Common Property;
- B. Amendment of the Articles of Incorporation of the Association;
- C. Amendment of the Bylaws of the Association;
- D. Dissolution of the Association;
- E. Annexation of additional properties;
- F. Mergers and consolidations; and
- G. Mortgaging of Common Property.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation for the uses and purposes therein stated.

Dated this 19th day of December, 2006.

  
MARK K. STRALEY

(((H06000298092 3)))

(((H06000298092 3)))

**CERTIFICATE DESIGNATING PLACE OF BUSINESS  
FOR THE SERVICE OF PROCESS WITHIN FLORIDA  
AND REGISTERED AGENT  
UPON WHOM PROCESS MAY BE SERVED**


In compliance with Section 48.091, Florida Statutes, the following is submitted:

**WINDANCE HOMEOWNER'S ASSOCIATION, INC.**, under the laws of the State of Florida with its registered office at 100 E. Madison Street, Suite 300, Tampa, Florida 33602, has named and designated Mark K. Straley as its Registered Agent to accept service of process within the State of Florida.

**ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT**

**HAVING BEEN NAMED** to accept service of process for the above-named corporation, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties as Registered Agent.

Dated this 19th day of December, 2006.

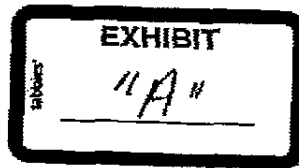
  
MARK K. STRALEY

**FILED**  
06 DEC 20 AM 10:25  
CLERK OF STATE  
TALLAHASSEE, FLORIDA

(((H06000298092 3)))



((H06000298092 3)))



DESCRIPTION & DEDICATION:

STATE OF FLORIDA  
COUNTY OF HERNANDO:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST ¼ OF SAID SECTION 16; THENCE S 89°42'00" E ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 1250.22 FEET TO THE EAST RIGHT OF WAY LINE OF STERLING HILL BOULEVARD; THENCE S 00°21'11" W ALONG SAID RIGHT OF WAY, A DISTANCE OF 23.37 FEET TO A POINT OF CURVE; THENCE 445.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT BEING CONCAVE TO THE NORTHWEST WITH A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 33°36'56", A CHORD DISTANCE OF 439.53 FEET BEARING S 17°09'49" W; THENCE LEAVING SAID RIGHT OF WAY S 49°05'57" E, A DISTANCE OF 60.00 FEET; THENCE S 35°53'07" W, A DISTANCE OF 50.00 FEET TO A POINT OF CURVE; THENCE 26.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT BEING CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 337.00 FEET, A CENTRAL ANGLE OF 04°27'34", A CHORD DISTANCE OF 26.22 FEET BEARING N 48°01'39" W TO A POINT OF CURVE; THENCE 37.63 ALONG THE ARC OF A CURVE TO THE RIGHT BEING CONCAVE TO THE NORTHEAST WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°15'03", A CHORD DISTANCE OF 34.18 FEET BEARING N 07°07'54" W TO A POINT OF CURVE ON SAID EAST RIGHT OF WAY; THENCE 87.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT BEING CONCAVE TO THE NORTHWEST WITH A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 06°34'25", A CHORD DISTANCE OF 87.15 FEET BEARING S 39°15'50" W; THENCE S 42°34'03" W, A DISTANCE OF 10.00 FEET; THENCE LEAVING SAID RIGHT OF WAY S 47°25'57" E, A DISTANCE OF 30.00 FEET; THENCE S 42°34'03" W, A DISTANCE OF 30.00 FEET; THENCE N 47°25'57" W, A DISTANCE OF 30.00 FEET TO SAID RIGHT OF WAY; THENCE S 42°34'03" ALONG SAID RIGHT OF WAY, A DISTANCE OF 105.95 FEET TO A POINT OF CURVE; THENCE 475.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT BEING CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 42°33'20", A CHORD DISTANCE OF 464.50 FEET BEARING S 21°17'23" W; THENCE S 00°00' 43" W, A DISTANCE OF 248.52 FEET; THENCE N 89°46'08" W, A DISTANCE OF 781.58 FEET; THENCE N 00°02'02" W, A DISTANCE OF 1325.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 29.91 ACRES

((H06000298092 3)))