

NO7000001898

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

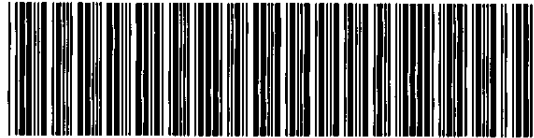
(Document Number)

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2007 FEB 22 PM 2:34

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

RECEIVED

07 FEB 22 PM 12:26

DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

T. Burch FEB 23 2007

## CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

*Tristan Estates Homeowners  
Association, Inc.*

Signature \_\_\_\_\_  
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Requested by: WL

Name

Date 2/22

Time 11:00

Walk-In \_\_\_\_\_

Will Pick Up \_\_\_\_\_

☒ Art of Inc. File \_\_\_\_\_

\_\_\_\_\_ LTD Partnership File \_\_\_\_\_

\_\_\_\_\_ Foreign Corp. File \_\_\_\_\_

\_\_\_\_\_ L.C. File \_\_\_\_\_

\_\_\_\_\_ Fictitious Name File \_\_\_\_\_

\_\_\_\_\_ Trade/Service Mark \_\_\_\_\_

\_\_\_\_\_ Merger File \_\_\_\_\_

\_\_\_\_\_ Art. of Amend. File \_\_\_\_\_

\_\_\_\_\_ RA Resignation \_\_\_\_\_

\_\_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_

\_\_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_

☒ Cert. Copy \_\_\_\_\_

\_\_\_\_\_ Photo Copy \_\_\_\_\_

\_\_\_\_\_ Certificate of Good Standing \_\_\_\_\_

\_\_\_\_\_ Certificate of Status \_\_\_\_\_

\_\_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_

\_\_\_\_\_ Corp Record Search \_\_\_\_\_

\_\_\_\_\_ Officer Search \_\_\_\_\_

\_\_\_\_\_ Fictitious Search \_\_\_\_\_

\_\_\_\_\_ Fictitious Owner Search \_\_\_\_\_

\_\_\_\_\_ Vehicle Search \_\_\_\_\_

\_\_\_\_\_ Driving Record \_\_\_\_\_

\_\_\_\_\_ UCC 1 or 3 File \_\_\_\_\_

\_\_\_\_\_ UCC 11 Search \_\_\_\_\_

\_\_\_\_\_ UCC 11 Retrieval \_\_\_\_\_

Courier \_\_\_\_\_

FILED

2007 FEB 22 PM 2:34

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION

OF

TRISTAN ESTATES HOMEOWNERS ASSOCIATION, INC

The undersigned incorporator to these Articles of Incorporation, a natural person competent to contract, hereby forms a Corporation under the laws of the State of Florida.

ARTICLE I. NAME

The name of this Corporation shall be TRISTAN ESTATES HOMEOWNERS ASSOCIATION, INC.

ARTICLE II. PURPOSE

This corporation is organized as a corporation not-for-profit under Chapter 617, Florida Statutes, for the purpose of operation and maintenance of the drainage easements and stormwater management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, conservation areas, wetlands and any associated buffer areas, and wetland mitigation areas, which is a part of TRISTAN ESTATES SUBDIVISION, a platted subdivision, to be recorded in the public records of Washington County, Florida; to protect the rights of association members without unduly impairing the ability of such association to perform its functions; and to impose assessments for Association purposes that, if unpaid, may become a lien on the lot or parcel of the subject owner, and to otherwise enforce such assessments.

The corporation is authorized to acquire by purchase, gift, devise, bequest, lease or otherwise, land or interest in lands; to

own, hold, improve, develop and manage any land so acquired, and such land, being a part of TRISTAN ESTATES SUBDIVISION, for maintenance and repair purposes set forth above, without regard to whether such land is owned by the Association, for the purpose of renting, leasing, and letting such lands, whether improved or unimproved, for the conduct of any lawful business, trade or occupation, customarily associated with the operation of a community such as TRISTAN ESTATES SUBDIVISION; to own, hold, rent, lease, manage, mortgage, encumber, improve, exchange, buy and sell and otherwise convey real property, collect rents and to conduct general real estate business; to enter into contracts, including for services to provide for the operation and maintenance of the surface water management system facilities; to make demands, sue and be sued; to establish Rules and Regulations for its operation, including through its by-laws; and in general to take all action, and to have and exercise all powers, rights and privileges necessary or incident to carrying out properly the objects above mentioned, and the purposes for which this corporation is organized.

The corporation shall have such other powers and authority as permitted by the laws of the State of Florida.

This corporation is organized exclusively as a corporation not-for-profit and its activities shall be conducted for such purposes in such a manner that no part of its net earnings shall inure to the benefit of any member, director, officer or individual. In addition, the corporation shall be authorized to

exercise the powers permitted non-profit corporations under Chapter 617, Florida Statutes, as same may be amended. All of the assets and earnings of the corporation shall be used exclusively for the purposes hereinabove set forth, including the payment of expenses incidental thereto and all of the powers of the corporation shall be exercised exclusively for such purposes. No part of its activities shall inure to the benefit of any individual and no part of its activities shall be for the carrying on of a program of propaganda or otherwise attempt to influence legislation nor shall it participate in any political campaign on behalf of any candidate for public office.

#### ARTICLE III. MEMBERSHIP QUALIFICATION

The membership of this corporation shall constitute all parcel or lot owners, or their agents, in TRISTAN ESTATES SUBDIVISION, which said membership is a mandatory condition of parcel or lot ownership. Voting by the members shall be in the manner provided in the By-laws.

#### ARTICLE IV. TERM OF EXISTENCE

This corporation shall have a perpetual existence unless sooner dissolved according to law. Upon any dissolution, however, the corporation shall convey and transfer its rights and obligations related to the stormwater management system facilities in TRISTAN ESTATES SUBDIVISION, including without limitation easements related to the stormwater Management System Facilities, to the governmental entity having jurisdiction, presently the city of Chipley, Florida, or Washington County,

Florida, political subdivisions of the State of Florida, or to a public utility. If such governmental entity or public utility shall not accept the transfer, then such rights shall be transferred to a similar non-profit entity acceptable to Southwest Florida Water Management District, or its successors.

#### ARTICLE V. ADDRESS

The initial address of the principal office of this Corporation in the State of Florida is: 3625 Gentry Road; Plant City, Florida 33566. The mailing address of the Corporation in the State of Florida is 3625 Gentry Road, Plant City, Florida 33566. The Board of Directors from time to time may move the principal office to any other address in Florida.

#### ARTICLE VI. INCORPORATOR

The name and address of the incorporator to these Articles of Incorporation is as follows:

<u>NAME</u>	<u>ADDRESSES</u>
JEFF M. HUGHES	3625 Gentry Road Plant City, FL 33566

#### ARTICLE VII. OFFICERS

Section 1. The officers of the corporation shall be a President, a Vice-President, a Secretary, and a Treasurer, and such other officers as may be provided in the by-laws.

Section 2. The names of the persons who are to serve as officers of the corporation until the first annual election of officers are as follows:

<u>NAME</u>	<u>TITLE</u>
JAMES M. HUGHES	President

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KAROL J. HUGHES	Vice-President
KAROL J. HUGHES	Secretary
JAMES M. HUGHES	Treasurer

Section 3. The officers shall be elected by the Board of Directors.

#### ARTICLE VIII. BOARD OF DIRECTORS

Section 1. The business affairs of this corporation shall be managed by the Board of Directors. This corporation shall have three (3) members of the Board of Directors initially. The number of members of the Board of Directors may be increased or decreased from time to time by the by-laws, but shall never be less than three (3).

Section 2. Members of the Board of Directors shall be elected by the members and hold office in accordance with the by-laws.

Section 3. Members of the Board of Directors are not required to be members of the Association.

Section 4. The names and addresses of the persons who are to serve as members of the Board of Directors for the ensuing year, or until the first annual meeting of the Corporation are:

<u>NAME</u>	<u>ADDRESS</u>
JAMES M. HUGHES	3625 Gentry Road Plant City, Florida 33566
KAROL J. HUGHES	3625 Gentry Road Plant City, Florida 33566
JENNIFER CARDEN	3619 Gentry Road Plant City, Florida 33566

#### ARTICLE IX. BY-LAWS

Initial By-laws of the corporation shall be adopted by the Board of Directors. Thereafter the By-laws shall be altered, amended or rescinded by the members of the corporation at any regular meeting or any special meeting called for that purpose, so long as they are not inconsistent with the provisions of these Articles of Incorporation.

#### ARTICLE X. AMENDMENTS

Section 1. These Articles of Incorporation may be amended at a special meeting of the membership called for that purpose, by a three-fourths vote of those present.

Section 2. Amendments may also be made at a regular meeting of the membership upon notice given, as provided by the By-laws of intention to submit such amendments.

#### ARTICLE XI. PRINCIPAL OFFICE AND REGISTERED AGENT

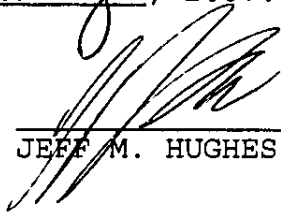
The street address of the initial registered office of this corporation is 3625 Gentry Road, Plant City, Florida 33566, and the name of the initial registered agent of this corporation at that address is JEFF M. HUGHES. The Board of Directors may from time to time move the registered office to any other address.

#### ARTICLE XII. CERTIFICATION

The undersigned incorporator to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation not for profit under the laws of the State of Florida, and does make and file this certificate hereby declaring and certifying that the facts set forth herein are true, and have

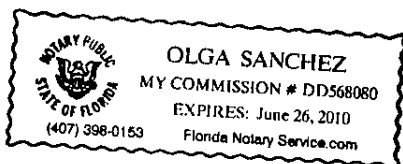


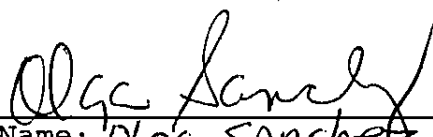
accordingly set my hand and seal at Plant City, Hillsborough  
County, Florida, this 21 day of February, 2007.

  
\_\_\_\_\_  
JEFF M. HUGHES

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

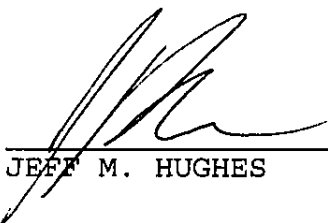
The foregoing instrument was acknowledged before me this  
21<sup>st</sup> day of February, 2007, by JEFF M. HUGHES, named as  
Incorporator in the above Articles of Incorporation, who declared  
his identity and who has produced his Florida Driver's License as  
personal identification.



  
\_\_\_\_\_  
Name: Olga Sanchez  
Notary Public, State of Florida  
My commission expires: 6-26-10

ACKNOWLEDGMENT:

Having been named as registered agent of the foregoing TRISTAN  
ESTATES HOMEOWNERS ASSOCIATION, INC., I hereby accept and agree to  
act in this capacity and agree to comply with the laws of the State  
of Florida in all respects.

  
\_\_\_\_\_  
JEFF M. HUGHES

CSW\CORP\1662902.ART