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FLORIDA PROFIT/NON PROFIT CORPORATION

Heritage Commons Townhome Association, Inc.

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Help

ARTICLES OF INCORPORATION
OF
HERITAGE COMMONS
TOWNHOME ASSOCIATION, INC.
a corporation not for profit

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Pursuant to the Florida Not for Profit Corporation Act, Chapter 617, Florida Statutes, the undersigned hereby delivers these Articles of Incorporation of Heritage Commons Townhome Association, Inc.

ARTICLE I. NAME AND DURATION

The name of this corporation shall be HERITAGE COMMONS TOWNHOME ASSOCIATION, INC. (hereinafter referred to as the "Association"). The existence of the Association shall commence with the filing of these Articles of Incorporation with the Florida Secretary of State in Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE II. REGISTERED AGENT AND OFFICE

Mr. Don Danos, whose address is Beazer Homes Corp., 2600 Maitland Center Parkway, Suite 200, Maitland, Florida 32751 is hereby appointed the initial registered agent of this Association.

ARTICLE III. INITIAL PRINCIPAL OFFICE

The initial principal office of the Association shall be located at Beazer Homes Corp., 2600 Maitland Center Parkway, Suite 200, Maitland, Florida 32751. The Association may change its principal office from time to time without amendment of these Articles of Incorporation.

ARTICLE IV. PURPOSE AND POWERS OF THE ASSOCIATION

A. The purpose and object of the Association shall be to administer the operation and management of, a subdivision located in the Seminole County, Florida (hereinafter "Community") more fully described in Exhibit "A" attached hereto, (hereinafter "Property") according to the Declaration of Covenants and Restrictions which is to be recorded in the Public Records of Seminole County, Florida ("Declaration"), and any additions thereto which may be brought into the jurisdiction of this Association by annexation under the

terms and conditions as set forth in the Declaration by the Developer under the Declaration, its successors and assigns (the "Developer").

B. The Association does not contemplate pecuniary gain or profit to the Members thereof and shall undertake and perform all acts and duties incident to the operation, management, preservation and architectural control of the Property in accordance with the terms, provisions and conditions of these Articles of Incorporation, the Bylaws of the Association and the Declaration. The Association shall further promote the health, safety and welfare of the Members of the Association in the Community.

C. The Association shall have the following powers:

1. All of the powers and privileges granted to corporations not for profit under the laws of the State of Florida as the same may be amended from time to time as therein provided;

2. All of the powers reasonably necessary to implement and effectuate the purposes of the Association, including, without limitation, the power, authority and right to undertake all powers and duties set forth in the Declaration, these Articles and Bylaws as same may be amended from time to time, the Declaration and Bylaws being incorporated herein as if set forth in full;

3. The right to tax, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration;

4. The right to pay all expenses incident to conduct the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

5. The right to 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 and to annex such property owned by it to the Property under the Declaration;

6. The right to 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 in accordance with the provisions of the Declaration;

7. The right to dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be required by the Declaration. No such dedication or transfer shall be effective unless an instrument has been signed by the Board of Directors, agreeing to such dedication, sale or transfer, provided, however, the Association shall have the right to grant permits, easements or licenses to a public agency or utility company for utilities, roads, other purposes reasonably necessary or useful for the proper maintenance or operation of the Property, which grants shall not be deemed a dedication, sale or transfer requiring the consent of Members;

8. The right to participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidations or annexation shall have the consent of Members as required by the Declaration; and

9. The obligation to operate, maintain and manage the Master Surface Water Management System in a manner consistent with the St. Johns River Water Management District Permit no. _____ requirements and applicable District rules, and to assist in the enforcement of the Declaration which relate to the Master Surface Water Management System. The Association shall levy and collect adequate assessments against Members of the Association for the costs of maintenance and operation of the Master Surface Water Management System.

D. With respect to the Master Surface Water Management System, the Association shall have the following duties:

1. The Association shall be responsible for the maintenance, operation and repair of the Master Surface Water Management System. Maintenance of the Master Surface Water Management System shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District and other applicable government agencies. The Association shall be responsible for such maintenance and operation. Any repair or reconstruction of the Master Surface Water Management System shall be as permitted, or if modified, as approved by the St. Johns River Water Management District.

2. Any amendment to the Declaration which alters the Master Surface Water Management System, beyond maintenance in its original condition, including the water management portions of the Common Area, must have the prior approval of the St. Johns River Water Management District.

3. The St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained herein which relate to the maintenance, operation, and repair of the Master Surface Water Management System.

ARTICLE V. QUALIFICATION OF MEMBERS

The qualification of Members, manner of their admission to and termination of membership shall be as follows:

A. Every person or entity who is a fee simple record owner of a fee interest in any Lot which is subject to the Declaration, including contract sellers, shall be a Member of the Association. 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 separate from ownership of any Lot which is subject to the Declaration.

B. The membership of any person or entity shall be automatically terminated upon his being divested of his title or interest in such Lot; provided that nothing herein contained shall be construed as terminating the membership of any person or entity owning fee title to or a fee ownership interest in two or more Lots at any time while such person or entity shall retain fee title to or a fee ownership interest in any Lot.

C. Transfer of membership shall be recognized by the Association upon its being provided with a copy of the recorded deed conveying such fee simple title to a Lot to the new Member.

D. Except as an appurtenance to his Lot, no Member can assign, hypothecate or transfer in any manner, his membership in the Association or his interest in the funds and assets of the Association. The funds and assets of the Association shall belong solely to the Association subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein, in the Declaration, and the Bylaws hereof.

ARTICLE VI. VOTING RIGHTS

There shall be two classes of voting memberships:

CLASS A: Class "A" members shall be all Owners with the exception of the Developer 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 they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

CLASS B. The Class B Members shall be the Developer, and the Developer shall be entitled to nine (9) votes for each Lot owned in the Community. The Class B membership shall cease and be converted to Class A membership on the happening of any of the following events, whichever first occurs:

- A. Three (3) months after the date when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- B. Ten (10) years from recording of the Declaration in the Public Records of Seminole County, Florida.
- C. At such time as the Class B Member voluntarily relinquishes its right to nine (9) votes for each Lot.

When more than one person holds an interest in a Lot, all such persons shall be Members. The vote for such Lot shall be exercised by one person as they determine, and such person shall be designated as the holder of the vote. If a corporation, partnership, joint venture or other entity is a fee simple title holder to a Lot, such entity shall designate

one person as the holder of the vote. In no event shall more than one vote be cast with respect to any Lot.

ARTICLE VII. BOARD OF DIRECTORS

A. **Board of Directors; Selection; Terms of Office.** The affairs of the Association shall be managed by a Board of Directors who need not be members of the Association. The initial Board of Directors shall consist of three (3) Directors who shall be selected by the Developer. The Developer shall have the sole right to appoint and remove any member or members of the Board of Directors of the Association so long as Developer shall own ten percent (10%) or more of the Lots in the Property. Within three (3) months after Developer owns less than ten percent (10%) of the Lots in the Property, the members of the Board shall be determined as set forth in Article VII herein. Developer shall be entitled to elect at least one member of the Board of Directors as long as Developer holds for sale in the ordinary course of business at least five percent (5%) of the Lots in the Property.

B. The names and addresses of the persons who are to serve as the initial Board of Directors until their successors are appointed or chosen, are as follows:

DIRECTOR:

ADDRESS:

Mr. Don Danos

Beazer Homes Corp.
2600 Maitland Center Parkway
Suite 200
Maitland, Florida 32751

Mr. Peter N. Small

Beazer Homes Corp.
2600 Maitland Center Parkway
Suite 200
Maitland, FL 32751

Mr. Nick Gargas

Beazer Homes Corp.
2600 Maitland Center Parkway
Suite 200
Maitland, Florida 32751

C. At the first annual meeting after termination of the Class B membership, there shall be elected one director for a term of one year, one director for a term of two years and one director for a term of three years; and at each annual meeting thereafter the Members shall elect one or two directors (being the same number of directors as those whose terms have expired) for a term of three years.

ARTICLE VIII. OFFICERS

A. The officers of the Association shall be a President, one or more Vice Presidents, Secretary and Treasurer, and if any, the Assistant Secretaries and Assistant Treasurers, who shall perform the duties of such offices customarily performed by like officers of corporations in the State of Florida subject to the directions of the Board of Directors.

B. Officers of the Association may be compensated in the manner to be provided in the Bylaws. The Board of Directors, or the President with the approval of the Board of Directors, may employ a managing agent, agency, and/or other managerial and supervisory personnel or entity to administer or assist in the administration of the operation and management of the Community and the affairs of the Association, and any and all such persons and/or entities must either be a Member, Director or officer of the Association or an officer, director or agent either of the Developer or of a general partner of Developer.

C. Election of Officers. The Developer shall have the sole right to appoint and remove any officer of the Association so long as Developer shall own ten percent (10%) or more of the total number of Lots in the Community. Thereafter, all officers shall hold office at the pleasure of the Board of Directors.

D. The persons who are to serve as officers of the Association until their successors are chosen are:

<u>OFFICE:</u>	<u>NAME:</u>
President	Mr. Don Danos
Vice President	Mr. Peter N. Small
Secretary	Mr. Nick Gargas
Treasurer	Mr. Nick Gargas

E. The officers shall be elected by the Board of Directors at their annual meeting as provided in the Bylaws. Any vacancies in any office shall be filled by the Board of Directors at any meeting duly held.

F. The President shall be elected from the membership of the Board, but no other officer need be a Director. The offices of Secretary and Treasurer may be held by the same person. Without the approval of the Directors, no person shall simultaneously hold more than one of any of the other offices except Secretary and Treasurer.

ARTICLE IX. BYLAWS

A. The Board of Directors shall adopt by a majority vote the original Bylaws of the Association.

B. The Bylaws shall be amended by the procedure more fully set forth in the Bylaws and shall be approved by at least a majority of the membership.

ARTICLE X. AMENDMENT OF ARTICLES

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the votes of the Members. When the Class B membership ceases and is converted to Class A membership, amendment of these Articles shall require the assent of seventy-five percent (75%) of only the votes of such Class A membership.

ARTICLE XI. INDEMNITY

Every Director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a Director or officer at the time such expenses are incurred, except in such cases where the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or other officer may be entitled.

ARTICLE XII. NON-PROFIT STATUS

No part of the income of this corporation shall be distributed to the Members except upon the dissolution or final liquidation and as permitted by the court having jurisdiction thereof.

ARTICLE XIII. MERGER AND DISSOLUTION

The Association shall have the right to participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided such merger or consolidation shall have the assent of two-thirds (2/3) of each class of Members.

The Association may be dissolved by the approval of two-thirds of the votes of each class of Members given in person, by proxy or by written consent. 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, including without limitation, the assignment of all the Association's obligations concerning the surface water or stormwater management system to an entity which would comply with the applicable sections of The Florida Administrative Code, and be approved in writing by the St. Johns River Water Management District prior to such termination, dissolution or liquidation. 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 Florida Statutes, Chapter 617.

ARTICLE XIV. SUBSCRIBER

The name and address of the subscriber to these Articles is:

Name: Mr. Don Danos
Address: Beazer Homes Corp.
2600 Maitland Center Parkway
Suite 200
Maitland, Florida 32751

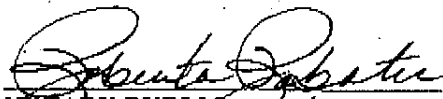
IN WITNESS WHEREOF, the undersigned subscriber has executed the foregoing Articles of Incorporation this 5th day of DECEMBER, 2006.


Name: Don Danos

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing Articles of Incorporation were acknowledged before me this 5th day of DECEMBER, 2006 by Don Danos, who is personally known to me or who has produced _____ as identification.




NOTARY PUBLIC
Print Name: ROBERTA RABATIN
My Commission Expires: OCT. 10th 2009
Commission #: DD 447061

**CERTIFICATE DESIGNATING PLACE OF REGISTERED OFFICE
FOR SERVICE OF PROCESS WITHIN THIS STATE,
NAMING REGISTERED AGENT UPON WHICH
PROCESS MAY BE SERVED**

PURSUANT to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

THAT, HERITAGE COMMONS TOWNHOME ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, with the principal office of the Association located at: Beazer Homes Corp., 2600 Maitland Center Parkway, Suite 200, Maitland, Florida 32751, as indicated in the Articles of Incorporation in the City of Maitland, County of Orange, State of Florida, has named as its Registered Agent Don Danos, 2600 Maitland Center Parkway, Suite 200, Maitland, Florida 32751, Orange County, State of Florida, to accept service of process within this State.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation, at the place designated in this Certificate, I hereby agree to act in this capacity and agree to comply with the provisions of said Act relative to keeping open said office.


Name: Don Danos

APPROVED
AND
FILED

07 MAR 19 AM 11:27

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

EXHIBIT "A"
LEGAL DESCRIPTION:

A portion of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 21 South, Range 30 East, Seminole County, Florida. Being more particularly described as follows:

COMMENCE at the West 1/4 corner of said Section 24; thence run South 00°31'58" East along the West line of the Southwest 1/4 of said Section 24 for a distance of 360.00 feet; thence departing said West line run North 89°27'13" East for a distance of 68.00 feet to a point on the Easterly right of way line of Dodd Road, as recorded in Official Records Book 4234, Page 1679 and Official Records Book 4946, Page 1139, both of the Public Records of Seminole County, Florida; thence continue North 89°27'13" East for a distance of 97.72 feet to the POINT OF BEGINNING; thence continue North 89°27'13" East for a distance of 247.44 feet; thence run South 00°32'24" East for a distance of 344.38 feet; thence run North 89°39'34" East for a distance of 275.70 feet to a point on the East line of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 24; thence run South 00°23'51" East along said East line for a distance of 613.34 feet to the Southeast corner of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 24, also being a point on the North line of FORREST CREEK ESTATES, as recorded in Plat Book 32, pages 53 through 54 of the aforesaid Public Records of Seminole County, Florida; thence departing said East line run South 89°28'12" West along the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 24 and the North line of said FORREST CREEK ESTATES for a distance of 610.46 feet to a point on the aforesaid Easterly right of way line of Dodd Road; thence departing said South line of the Northwest 1/4 of the Southwest 1/4 of Section 24 and said North line of FORREST CREEK ESTATES run North 01°39'08" West along said Easterly right of way line for a distance of 272.22 feet; thence departing said Easterly right of way line run North 89°27'13" East for a distance of 36.50 feet to a point of curvature of a non-tangent curve concave Northeasterly having a radius of 162.50 feet; thence from a tangent bearing of South 34°30'31" East run Southeasterly along said curve through a central angle of 4°29'04" for an arc distance of 12.72 feet to a point of reverse curvature of a curve concave Southwesterly having a radius of 137.50 feet; thence run Southeasterly along said curve through a central angle of 22°50'10" for an arc distance of 54.80 feet to a point of compound curvature of a curve concave Westerly having a radius of 24.50 feet; thence from a tangent bearing of South 16°09'25" East run Southerly along said curve through a central angle of 48°41'36" for an arc distance of 20.82 feet; thence run North 89°27'13" East for a distance of 34.62 feet to a point of curvature of a non-tangent curve concave Northeasterly having a radius of 24.50 feet; thence from a tangent bearing of North 33°37'50" West run Northwesterly along said curve through a central angle of 23°43'32" for an arc distance of 10.15 feet to a point of reverse curvature of a curve concave Southwesterly having a radius of 162.50 feet; thence run Northwesterly along said curve through a central angle of 29°05'17" for an arc distance of 82.50 feet to a point of reverse curvature of a curve concave Northeasterly having a radius of 137.50 feet; thence run Northwesterly along said curve through a central angle of 37°20'27" for an arc distance of 89.61 feet; thence run North 01°39'08" West for a distance of 100.53 feet;

thence run North 00°31'58" West for a distance of 269.91 feet to a point of curvature of a non-tangent curve concave Southeasterly having a radius of 128.09 feet; thence from a tangent bearing of North 00°32'18" West run Northeasterly along said curve through a central angle of 33°04'46" for an arc distance of 73.95 feet to a point of reverse curvature of a curve concave Northwesterly having a radius of 257.55 feet; thence run Northeasterly along said curve through a central angle of 34°04'26" for an arc distance of 153.17 feet; thence run North 01°31'58" West for a distance of 12.88 feet to the aforesaid POINT OF BEGINNING.

Said parcel contains 10.598 acres, more or less.