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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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T. Hampton MAR 21 2007

## CAPITAL CONNECTION, INC.

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

Southern Meadows Community  
Association, Inc.

Signature \_\_\_\_\_

Requested by: SP

3/19/07

10:55

Name \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

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- ☒ 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



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FLORIDA DEPARTMENT OF STATE

Division of Corporations

DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

March 20, 2007

CAPITAL CONNECTION INC  
ATTN: SP

**RE-SUBMIT**

**PLEASE OBTAIN THE ORIGINAL  
FILE DATE**

SUBJECT: SOUTHERN MEADOWS COMMUNITY HOME OWNERS  
ASSOCIATION  
Ref. Number: W07000013609

We have received your document for SOUTHERN MEADOWS COMMUNITY HOME OWNERS ASSOCIATION and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name of the entity must be identical throughout the document.

The name of the corporation must contain a corporate suffix. This suffix may be: CORPORATION, CORP., INCORPORATED, or INC. Sections 617.0401(1)(a) and 617.1506(1), Florida Statutes, prohibits the use of the word COMPANY or CO. in the name of a non-profit corporation.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6855.

Tammy Hampton  
Document Specialist  
New Filing Section

Letter Number: 907A00019195

**RE-SUBMIT**

**PLEASE OBTAIN THE ORIGINAL  
FILE DATE**

**ARTICLES OF INCORPORATION  
SOUTHERN MEADOWS COMMUNITY ASSOCIATION, INC.**

In compliance with the requirements of Florida Statutes, Chapter 617, the undersigned, all of whom are residents of the State of Florida and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

**ARTICLE I  
NAME OF CORPORATION**

The name of the corporation is SOUTHERN MEADOWS COMMUNITY ASSOCIATION, INC. (hereinafter known as the Association).

**ARTICLE II  
PRINCIPAL OFFICE OF THE ASSOCIATION**

The principal office of the Association is located at 104 E. Reynolds Street, Suite 205, Plant City, Florida 33563.

**ARTICLE III  
REGISTERED OFFICE AND REGISTERED AGENT**

The street address of the initial registered office of the Association is 104 E. Reynolds Street, Ste. 205, Plant City, Florida 33563 and the name of the initial registered agent at that address is David W. Butcher.

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2007 MAR 19 AM 11:39  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLE IV  
PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence Lots and Common property within that certain tract of property described as:

Lots 1 through 12 inclusive as shown and described  
on the Plat of Southern Meadows, as recorded in Plat  
Book 112, Page 90, Public Records of Hillsborough  
County, Florida

and to promote the health, safety and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

- (a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants and Restrictions (hereinafter called the "Declaration"), applicable to the Property and recorded or to be recorded on the Public Records of Hillsborough 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;
- (b) 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;

(c) 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;

(d) Borrow money, and with the assent of a majority of the total cumulative votes cast by Class A and Class B members at a meeting thereof, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the Common Property to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by members holding a majority of the total cumulative votes of both classes of members, agreeing to such dedication, sale or transfer;

(f) 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, consolidation or

annexation shall have the assent of a majority of the total cumulative votes cast by Class A and Class B members at a meeting thereof, unless provided otherwise in the Declaration.

(g) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Nonprofit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

(h) Operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention area, ponds, lakes, floodplain compensation area, wetlands and any associated buffer areas, and wetland mitigation areas.

## **ARTICLE V MEMBERSHIP**

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants or record to assessment by the Association, 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 separated from ownership of any Lot which is subject to assessment by the Association.

**ARTICLE VI**  
**MEETINGS OF MEMBERS: QUORUM REQUIREMENTS**

The presence at any meeting of members entitled to cast, or of proxies entitled to cast, one-third (1/3) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in these Articles of Incorporation, the Declaration, or the Bylaws.

**ARTICLE VII**  
**VOTING RIGHTS**

The Association shall have two classes of voting membership:

**Class A.** Class A Members shall be all Owners with the exception of the Declarant, and shall be entitled to one (1) vote for each Lot owned. When more than one person owns an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

**Class B.** The Class B Member shall be the Declarant (as defined in the Declaration), and shall be entitled to five (5) votes for each Lot owned. The Class B Membership shall cease and become converted to Class A Membership at such time as the total votes outstanding in the Class A Membership equals the total votes outstanding in the Class B Membership. From and after the happening of said event, the Class B Member shall be deemed to be a Class A Member entitled to one (1) vote for each Lot in which it holds the interest required for membership.



**ARTICLE VIII  
BOARD OF DIRECTORS**

The affairs of this Association shall be managed initially by a Board of Three (3) directors who shall serve until the organizational meeting and thereafter by a Board of Three (3) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the Bylaws of the Association.

The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

DAVID W. BUTCHER  
110 E. Reynolds Street, Ste. 205  
Plant City, Florida 33563

JOE RODRIGUES  
110 W. Reynolds Street, Ste. 104  
Plant City, Florida 33563

ANNE H. BUTCHER  
808 Sylvan Lane  
Plant City, Florida 33563

At the first annual meeting, the members shall elect Three (3) Directors for a term of one (1) year. At each annual meeting thereafter the members shall elect Three (3) Directors for a term of one (1) year.

**ARTICLE IX  
INITIAL OFFICERS**

The affairs of the Association shall be managed by a President, Vice President, Secretary and Treasurer and such other officers as permitted in the Bylaws.

The names and addresses of those persons who shall act as officers of the corporation until the election of their successors are:

DAVID W. BUTCHER 110 E. Reynolds Street, Ste. 205 Plant City, Florida 33563	- President
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JOE RODRIGUES 110 W. Reynolds Street, Ste. 104 Plant City, Florida 33563	- Vice President
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DAVID W. BUTCHER 110 E. Reynolds Street, Ste. 205 Plant City, Florida 33563	- Secretary
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JOE RODRIGUES 110 W. Reynolds Street, Ste. 205 Plant City, Florida 33563	- Treasurer
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The above-named officers shall serve until the first and organizational meeting of the Board of Directors of the corporation. The officers shall be elected by the Directors at the first meeting of the Board of Directors and shall hold office for a one (1) year period from the date of their election, or until their successors are duly elected.

## **ARTICLE X DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by members holding a majority of the total cumulative votes of both classes of members. 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. In the event that such dedications refused acceptance, such assets shall be granted, conveyed and assigned to individual lot owners, association members, trust or other organization to be devoted to such similar purposes. This procedure shall be subject to court approval upon dissolution pursuant to Section 617.05, Florida Statutes. management system facilities shall be conveyed or dedicated to an The Articles of Incorporation shall provide that if the association is dissolved, the control or right of access to the property containing the surface waterappropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the association.

## **ARTICLE XI DURATION**

The Corporation shall exist perpetually.

## **ARTICLE XII AMENDMENTS**

Amendment of these Articles shall require the assent: of a majority vote of each class of members. Amendment of these Articles may be proposed by the Board of Directors and shall be voted on at a Special Meeting of the Membership duly called for that purpose, or at an annual meeting of the Membership.

## **ARTICLE XIII BYLAWS**

The Bylaws of this corporation shall be adopted by the Board of Directors and may be altered, amended, or rescinded by a majority vote of a of all members voting in person or by proxy.

## **ARTICLE XIV INCORPORATORS**

The names and residences of the incorporators to these Articles of Incorporation are:

DAVID W. BUTCHER  
110 E. Reynolds Street, Ste. 205  
Plant City, Florida 33563

JOE RODRIGUES  
110 W. Reynolds Street, Ste. 104  
Plant City, Florida 33563

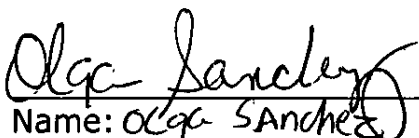
IN WITNESS WHEREOF, for the purpose of forming this Corporation  
under the laws of the State of Florida, we, the undersigned, constituting the  
incorporators of this 16 day of MARCH, 2007.

  
\_\_\_\_\_  
DAVID W. BUTCHER

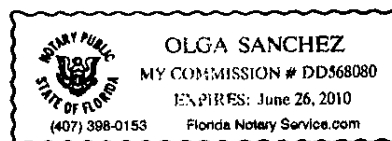
  
\_\_\_\_\_  
JOE RODRIGUES

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing Articles of Incorporation were acknowledged before me  
this 16 day of March, 2007, by DAVID W. BUTCHER and JOE  
RODRIGUES, the persons named in the foregoing Articles of Incorporation as  
Incorporators and they each declared their identity and each has produced  
their Florida Driver's License as personal identification.

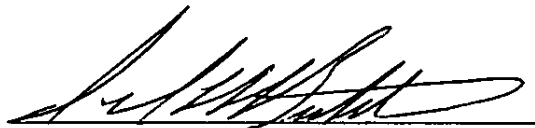
  
\_\_\_\_\_  
Name: OLGA SANCHEZ  
Notary Public, State of Florida  
My commission expires: 6-26-10

ACKNOWLEDGMENT:



ACKNOWLEDGMENT:

Having been named as Registered Agent of the foregoing SOUTHERN MEADOWS COMMUNITY 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.

A handwritten signature in black ink, appearing to read 'David W. Butcher', is written over a horizontal line.

DAVID W. BUTCHER