

N07000004393

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

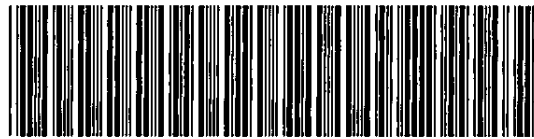
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



900095457669

04/02/07--01044--002 **78.75

FILED

07 APR 30 PM 3:31

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

VH
6-17-11



LAW OFFICES OF
CHARLES D. WALLER
PROFESSIONAL ASSOCIATION

ATTORNEYS AT LAW

CHARLES D. WALLER
CERTIFIED FAMILY, CIRCUIT & COUNTY MEDIATOR
JARROD M. SCHARBER

April 25, 2007

Division of Corporations
Secretary of State
409 East Gaines Street
The Capitol
Tallahassee, FL 32304

RE: Cedar Ridge Village Homeowners Association, Inc.

Dear Sir or Madam:

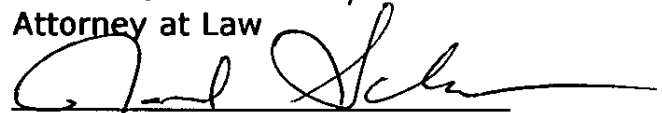
Enclosed are the signed original and one signed copy of the Articles of Incorporation for the above corporation. I have also enclosed a copy of your letter of April 4, 2007 with regard to the same.

Please process this at your earliest opportunity and return the certified copy of the Articles of Incorporation to this office.

Thank you for your assistance. If you have any questions, please do not hesitate to call me.

Very truly yours,

The Law Office of
CHARLES D. WALLER, P.A.
Attorney at Law


Jarrod M. Scharber

JMS/ch
Enclosures as stated



FLORIDA DEPARTMENT OF STATE
Division of Corporations

April 4, 2007

JARROD M. SCHARBER, ESQ.
POST OFFICE BOX 1668
DADE CITY, FL 33526-1668

SUBJECT: CEDAR RIDGE HOMEOWNERS ASSOCIATION, INC.
Ref. Number: W07000016281

We have received your document for CEDAR RIDGE HOMEOWNERS ASSOCIATION, INC. 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 designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

Adding "of Florida" or "Florida" to the end of a name is not acceptable.

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) 245-6962.

Valerie Herring
Document Specialist
New Filing Section

Letter Number: 007A00022702

Articles of Incorporation
of
Cedar Ridge Village Homeowners Association, Inc.
A Nonprofit Corporation

FILED
07 APR 30 PM 3:31
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We, the undersigned acting as incorporators of a non-profit corporation under Chapter 617 of the Florida Statutes, hereby adopt the following articles of incorporation:

Article I.

The name of the corporation is CEDAR RIDGE VILLAGE HOMEOWNERS ASSOCIATION, INC., referred to hereinafter as the "Association".

Article II.

The Association is a nonprofit corporation.

Article III.

The period of the Association's duration is perpetual.

Article IV.

The Association is formed for the primary purpose of providing for the maintenance, preservation, and architectural control of the residence lots and common areas within a certain subdivided tract of real property described as follows:

Commence at the Northwest corner of the SW ¼ of NW ¼ of Section 34, Township 24 South, Range 21 East, Pasco County, Florida run thence North 89°38'30" East along the North line of the SW ¼ of NW ¼ a distance of 225.0 feet, thence South and parallel to the West line of the SW ¼ of NW ¼ a distance of 25.0 feet for a Point of Beginning, thence continue South 400.0 feet, thence South 89°38'30" West 175 feet to the easterly right-of-way line of State Road No. 52, thence South along said right-of-way line 160.17 feet to the beginning of a curve to the right with an angle of 16°37'35" a radius of 1195.92 feet, thence along the arc of said curve 347.04 feet to the intersection of the West line of the SW ¼ of NW ¼ of said Section 34, thence South along the West line of the SW ¼ of NW ¼ 154.63 feet to the

Northerly right-of-way line of the Old Dade City-San Antonio Road, thence along the Northerly right-of-way line of the Old Dade City-San Antonio Road North 49°40' East, 730.68 feet, thence North 40°20' West, 267.95 feet, thence North 89°38'30" East of 77.43 feet thence North 282 feet to a point 125.0 feet South of the North line of the SW ¼ of NW ¼ of said Section 34, thence South 89°38'30" West 216 feet thence North 100.0 feet, thence South 89°38'30" West 20.0 feet to Point of Beginning.

and to promote the health, safety, and welfare of the residents within the above-described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the association for such purpose.

In furtherance of such purposes, the Association will have the power to:

- (a) perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants and Restrictions (the "Declaration") applicable to the subdivision and recorded in the public records of Pasco County, Florida;
- (b) affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means; and 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 on the property of the association;
- (c) acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;
- (d) Establish rules and regulations governing members responsibility;
- (e) Require all the homeowners, lot owners, property owners or unit owners to be members of the association.
- (f) exist in perpetuity, however, if the Association is dissolved, the property consisting of the surface water management systems shall be conveyed to an appropriate agency of local government and that if not accepted, then the surface water management system shall be dedicated to a similar non-profit corporation;

- (g) operate and maintain common property, specifically the surface water management system as permitted by the Southwest Florida Water Management District including all lakes, retention areas, water management areas, ditches, culverts, structures, and related appurtenances;
- (h) borrow money and, subject to the consent by vote or written instrument of two-thirds of its members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (i) dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer will be effective unless an instrument has been signed by two-thirds of the members, agreeing to such dedication, sale, or transfer;
- (j) sue and be sued;
- (k) contract for services, such as to provide for operation and maintenance if the Association contemplates employing a maintenance company;
- (l) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation must have the consent by vote or written instrument of two-thirds of the members;
- (m) take on any other action necessary for the purposes for which the Association is organized;
- (n) have and exercise all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and will be operated exclusively for the above purposes. The activities of the Association will be financed by assessments on members as provided in the Declaration, and no part of any net earnings will inure to the benefit of any member.

Article V.

INITIAL CORPORATE ADDRESS AND

INITIAL REGISTERED OFFICE AND AGENT

The initial street address of the Corporation is Sheila Lynn Court, Dade City, Florida 33525 and the mailing address of the Corporation is Post Office Box 2571, Dade City, Florida 33526-2571. The street address of the initial registered office of this Corporation is Michael Johnston, 7222 Ashland Drive, Zephyrhills, Florida 33540, and the name of the initial Registered Agent of this Corporation is Michael Johnston.

ARTICLE VI. **INITIAL BOARD OF DIRECTORS**

This Corporation shall have one Director initially. The number of directors may be either increased or decreased from time to time by action in accordance with the provisions of the Bylaws, however, there shall never be less than three (3). The name and address of the initial Director of this Corporation is: Michael Johnston, 7222 Ashland Drive, Zephyrhills, Florida 33540.

Article VII.

Every person or entity who/which is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, will be a member of the Association. Membership will be appurtenant to and may not be separated from ownership of a lot that is subject to assessment by the Association.

Article VIII.

The Association will have one class of voting members, which are defined as follows:

Members will include all owners with the exception of the declarant, as that term is defined in the Declaration. Members will be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all of those persons will be members. The vote for such lot will be exercised as such members determine among themselves, but in no event will more than one vote be cast with respect to any lot owned by Members.

Article VIII.

The number of directors constituting the initial board of directors of the Association is one, and the name and address of the person who is to serve as the initial director is:

Name

Address

Michael Johnston, 7222 Ashland Drive, Zephyrhills, Florida 33540

Article IX.

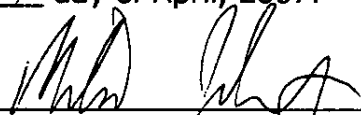
On dissolution, the assets of the Association will be distributed to an appropriate public agency to be used for purposes similar to those for which the association was created. In the event such distribution is refused acceptance, such assets will be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization organized and operated for such similar purposes.

Article X.

The name and street address of each incorporator is:

Michael Johnston, 7222 Ashland Drive, Zephyrhills, Florida 33540

Executed at Dade City, Florida on this 25 day of April, 2007.



Michael Johnston, Incorporator

State of Florida

County of Pasco

I, CHARLOTTE HARRIS, a notary public, certify that on April 25th, 2007, Michael Johnston, being first duly sworn, personally appeared before me and declared that he is the person who signed the foregoing document as an incorporator, and that the statements contained therein are true.

In witness, I have set my hand and on the date first above-written.



CHARLOTTE HARRIS

Notary Public in and for
County, Florida
My commission expires:

(Seal)

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR THE SERVICE OF PROCESS WITHIN FLORIDA,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

IN COMPLIANCE WITH SECTIONS 48.091 AND 607.325,
FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

CEDAR RIDGE, HOMEOWNERS ASSN., INC., DESIRING TO ORGANIZE OR
QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA, WITH ITS PRINCIPAL PLACE
OF BUSINESS AT THE CITY OF DADE CITY, STATE OF FLORIDA, HAS NAMED
MICHAEL JOHNSTON, 7222 ASHLAND DRIVE, ZEPHYRHILLS, FLORIDA 33540 AS
ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

SIGNATURE: _____

Michael Johnston

TITLE: Incorporator

DATE: APRIL 25th, 2007

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. FURTHER, I CERTIFY THAT I AM
FAMILIAR WITH AND AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES,
INCLUDING THE DUTIES AND OBLIGATIONS PROVIDED FOR IN SECTION 607.325,
RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

SIGNATURE OF REGISTERED AGENT: _____

Michael Johnston

DATE: APRIL 25th, 2007.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

07 APR 30 PM 3:32

FILED