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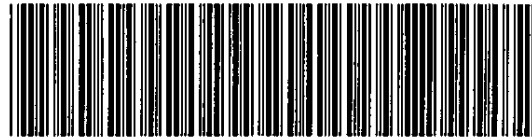
(Business Entity Name)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

C.F. 5-21

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Ranchside Acres Homeowners Association, Inc
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one(1) copy of the Articles of Incorporation and a check for :

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☒ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Darla Schwendeman
Name (Printed or typed)

2940 Meadowood Dr
Address

NP Richey, FL 34655
City, State & Zip

727-376-7287
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

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TALLAHASSEE, FLORIDA
SECRETARY OF STATE

**ARTICLES OF INCORPORATION OF THE RANCHSIDE ACRES
ASSOCIATION, INC.**

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, who is a resident of Florida and who is of age, has this day voluntarily incorporated a corporation not-for-profit and does hereby certify:

ARTICLE I NAME

The name of the corporation shall be RANCHSIDE ACRES ASSOCIATION, INC., herein after called the 'Association'.

ARTICLE II PRICIPAL OFFICE

The principal office of the Association is located at 2940 Meadowood Drive, New Port Richey, FL 34655.

ARTICLE III 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 Lots and Common Area within that certain tracts of property more fully described in the Ranchside Acres Declaration of Covenants, Conditions and Restrictions in the public records of Pasco County, Florida ("Declaration"). The Association shall also:

- (a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration applicable to the Subdivision as the same may be amended from time to time as therein provided, the Declaration being incorporated herein as if set forth at length, including without limitation, all definitions set forth in the Declaration.
- (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 two-thirds (2/3) of each class of members to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property in connection with the affairs of the Association;
- (e) 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 agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer; (the rights set forth in subparagraph (g) shall not constitute the dedication, sale or transfer of the Common Area)
- (f) Participate in mergers and consolidations with other non-profit 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 two-thirds (2/3) of each class of members, (notwithstanding the foregoing, Declarant, Schwendeman Enterprises, LLC shall have the right to annex additional residential property and common area as provided in the Declaration).
- (g) Have the right to contract for services, grant permits, licenses and easements over the common areas for utilities, roads and other purposes reasonably necessary or useful for the proper maintenance or operation of the property.
- (h) Have the reasonable right to enter upon any Lot to make emergency repairs or do other work reasonably necessary for proper maintenance of Lots or Common Areas.

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- (i) 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.
- (j) Operate and maintain common areas and common property, including the surface water management system and any mitigation areas as permitted by SWFWMD including lakes, retention areas, culverts and related appurtenances.
- (k) Have the right to establish rules, regulations or bylaws, which are consistent with terms and provisions of the Declaration.
- (l) Have the ability to sue and be sued.

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 the Declaration to assessment by the Association, including contract sellers, shall be a member of the Association. In addition, Declarant, Schwendeman Enterprises, LLC, shall be entitled to membership and voting rights as elsewhere set forth. The foregoing is not intended to include persons or entities that 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 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 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. Class B member shall be the Declarant, Schwendeman Enterprises, LLC, who shall be entitled to three (3) votes for each Lot owned. 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) when the total votes outstanding in the Class A membership equal the total votes outstanding in the class B membership; or
- (b) ten years from the date of recording the Declaration.

ARTICLE VII BOARD OF DIRECTORS

A Board of not less than three (3) directors who need not be members of the association shall manage the affairs of this Association. The number of directors may be changed in accordance with the provisions of the By-Laws 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:

Darla Schwendeman
2940 Meadowood Drive
New Port Richey, FL 34655

David Schwendeman
2940 Meadowood Drive
New Port Richey, FL 34655

Jessanuel Schwendeman
9401 Mango Street
New Port Richey, FL 34654

At the first annual meeting at which the members are entitled to elect directors, the members shall elect in accordance with the provisions of the By-Laws.

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 each class 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 dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit organization, to be devoted to such similar purposes. This procedure shall be subject to court approval of dissolution pursuant to Florida Statute Section 617.05.

ARTICLE IX DURATION

The corporation shall exist perpetually.

ARTICLE X AMENDMENTS

Amendments of these Articles shall require the assent of a majority of each class of members. When Class B membership ceases and is converted to Class A membership, amendment of these Articles shall require the assent of the majority of the Class A membership. Provided, however, if the Veterans Administration or the Federal Housing Administration has approved this project, so long as there is a Class B membership, the VA or FHA must approve all amendments to the Articles.

ARTICLE XI OFFICERS

- (a) The officers of this corporation who shall serve until the first election to their successors are as follows:

President- David Schwendeman

Vice President- Jessanuel Schwendeman

Secretary/Treasurer- Darla Schwendeman

- (b) The officers of the Association shall be a President, Vice President, and a Secretary/Treasurer, and such other officers as the Board may from time to time by resolution create. Officers shall be elected for one (1) year term in accordance with the procedures set forth in the By-Laws.

ARTICLE XII BY-LAWS

The Board of Directors shall adopt By-Laws consistent with these Articles. Such By-Laws may be amended by the Declarant on its own motion from the date hereof until control is transferred to the Class A members. By-laws may be amended at a regular or special meeting of the members by a vote of the majority of the members, present in person or by proxy, except that if the Federal Housing Administration ("FHA") or Veterans Administration ("VA") have approved of Ranchside Acres, the FHA and/or VA shall have the right to veto amendments while there is a Class B membership.

ARTICLE XIII FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the FHA or VA if the FHA or VA gave approved Ranchside Acres; annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution and amendment of these Articles.

ARTICLE XIV INCORPORATOR

The name and residence of the incorporator to these Articles is:

Darla Schwendeman
2940 Meadowood Drive
New Port Richey, FL 34655

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, has executed these Articles of incorporation this ____ day of ____, 2007.

Darla L Schwendeman
Darla L Schwendeman

STATE OF FLORIDA

COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 17 day of May, 2007 by Darla Schwendeman.

Kimberly Turner
Notary Public, State of Florida

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

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

RANCHSIDE ACRES HOMEOWNERS' ASSOCIATION, INC., DESIRING TO ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA WITH ITS PRINCIPAL PLACE OF BUSINESS AT CITY OF NEW PORT RICHEY, COUNTY OF PASCO, FLORIDA, HAS NAMED DARLA SCHWENDEMAN, LOCATED AT 2940 MEADOWOOD DRIVE, NEW PORT RICHEY, FLORIDA 34655, PASCO COUNTY, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

RANCHSIDE ACRES HOMEOWNERS ASSOCIATION, INC.

By Darla Schwendeman, Secretary/Treasurer

Dated May 16, 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, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

Darla L Schwendeman
Darla L. Schwendeman

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged, before me this 15-17-07 by Darla Schwendeman who is personally known to me or who has produced K.L.D.L. as identification and who did (did not) take an oath

Kimberly Turner

