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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**FLORIDA PROFIT/NON PROFIT CORPORATION**

**Gwynhurst Homeowner's Association, Inc.**

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**ARTICLES OF INCORPORATION  
OF  
GWYNHURST HOMEOWNER'S ASSOCIATION, INC.**

FILED  
2007 MAY 21 AM 11:00  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned Incorporator hereby files these Articles of Incorporation for the purpose of forming a not for profit corporation under the provisions of Chapter 617, Florida Statutes.

**ARTICLE I**

**NAME**

The name of this Corporation shall be **GWYNHURST HOMEOWNER'S ASSOCIATION, INC.** (hereinafter referred to as the "Association").

**ARTICLE II**

**PRINCIPAL OFFICE**

The principal office of the Association is located at c/o Devco IV, L.L.C., 509 Guisando de Avila, Suite 100, Tampa, Florida 33613-5233.

**ARTICLE III**

**INITIAL REGISTERED OFFICE AND AGENT**

The initial registered office of this Association shall be located at 100 E. Madison Street, Suite 300, Tampa, Florida 33602-5311 and the initial registered agent of the Association shall be Mark K. Straley. The Association may change its registered agent or the location of its registered office, or both, from time to time without amendment of these Articles of Incorporation.

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#### ARTICLE IV

#### PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof (the "**Members**"), and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the single family residential building lots within that certain tract of property described on Exhibit "A" attached hereto (the "**Property**"), and for all other social and community related purposes benefiting its members.

The Association is being formed to promote the health, safety and welfare of the existing and future owners of single family residences within the above-described property and for the purposes of:

1. Exercise all of the powers, enforcement rights and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions for Gwynhurst, hereinafter called the "**Declaration**", applicable to the property and recorded in the Office of the Clerk of the Circuit Court in and for Pasco 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;
2. 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;
3. 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;
4. 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;
5. Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property;
6. 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

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## **ARTICLE V**

### **MEMBERSHIP**

The Declarant and every person or entity who is a record owner of a fee or undivided fee interest in any Lot or portion of the Property which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a Member. 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 or portion of the Property which is subject to assessment by the Association.

## **ARTICLE VI**

### **VOTING RIGHTS**

The Association shall have two (2) classes of voting membership:

1. **Class A.** Class A Members shall be all Owners of improved Residential Units conveyed by the builder or developer of Residential Property. Class A Members shall be allocated one vote for each improved Residential Unit in which they hold the interest required for membership by Article III, Section 1 of the Declaration.
2. **Class B.** The Class B Member shall be the Declarant, or its specifically designated (in writing) successor. The Class B Member shall be allocated a number of votes equal to three times the total number of Class A and Class B votes at any time; provided, that the Class B membership shall cease and become converted to Class A membership on the happening of the following events, whichever occurs earlier
  - a. Upon voluntary conversion to Class A membership by Declarant.
  - b. When seventy-five percent (75%) of the maximum number of improved Lots allowed for the Property (as amended and supplemented from time to time) have been conveyed to Unit Owners other than the Declarant and its assigns.

## **ARTICLE VII**

### **BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of three (3) directors, selected in accordance with the By-Laws. The number of directors may be either increased or

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diminished from time to time as provided in the By-Laws. The name and street address of the initial directors of this Association are:

Mr. Mark A. Sifford  
Devco IV, L.L.C.  
509 Guisando de Avila  
Suite 100  
Tampa, Florida 33613-5233

Mr. John R. Toborg  
Devco IV, L.L.C.  
509 Guisando de Avila  
Suite 100  
Tampa, Florida 33613-5233

Ms. Teri Gartenmayer  
Devco IV, L.L.C.  
509 Guisando de Avila  
Suite 100  
Tampa, Florida 33613-5233

#### **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 the Members, or as otherwise provided by law. Prior approval by HUD/VA is required so long as there is a Class B membership and so long as HUD/VA is holding, insuring, or guaranteeing any loans secured by property subject to the Declaration. 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. If acceptance of such dedication is refused, the assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

#### **ARTICLE IX**

#### **EFFECTIVE DATE AND DURATION OF CORPORATE EXISTENCE**

This Association shall have an effective date of the 21st day of May, 2007, and shall have perpetual existence unless sooner dissolved according to law.

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**ARTICLE X**  
**AMENDMENT**

This Association reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto. Amendments shall require the approval of at least a 2/3 vote of the lot owners (i.e., Class A Members). Prior approval of HUD/VA is required as long as there is a Class B membership and so long as HUD/VA is holding, insuring, or guaranteeing any loans secured by the property subject to the Declaration.

**ARTICLE XI**  
**INCORPORATORS**

The name and street address of the person signing these Articles as Incorporator are:

Mark K. Straley  
Straley & Robin  
100 E. Madison Street, Suite 300  
Tampa, Florida 33602

**ARTICLE XII**  
**BY-LAWS**

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board. Prior approval of HUD/VA is required as long as there is a Class B membership and so long as HUD/VA is holding, insuring, or guaranteeing any loans secured by the property subject to the Declaration.

**ARTICLE XIII**  
**INDEMNIFICATION**

In addition to any rights and duties under applicable law, this Association shall indemnify and hold harmless all its directors, officers, employees and agents, and former directors, officers, employees and agents from and against all liabilities and obligations, including attorneys fees, incurred in connection with any actions taken or failed to be taken by said directors, officers, employees and agents in their capacity as such except for willful misconduct or gross negligence.

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**ARTICLE XIV**

**HUD, FHA or VA APPROVAL**

As long as there is a Class B member, the following actions will require the prior approval of HUD or FHA or VA:

- A. Dedication of additional Common Property;
- B. Amendment of the Articles of Incorporation of the Association;
- C. Amendment of the Bylaws of the Association;
- D. Dissolution of the Association;
- E. Annexation of additional properties;
- F. Mergers and consolidations; and
- G. Mortgaging of Common Property.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation for the uses and purposes therein stated.

Dated this 21st day of May, 2007.

  
MARK K. STRALEY

**CERTIFICATE DESIGNATING PLACE OF BUSINESS  
FOR THE SERVICE OF PROCESS WITHIN FLORIDA  
AND REGISTERED AGENT  
UPON WHOM PROCESS MAY BE SERVED**

In compliance with Section 48.091, Florida Statutes, the following is submitted:

**GWYNHURST HOMEOWNER'S ASSOCIATION, INC.**, under the laws of the State of Florida with its registered office at 100 E. Madison Street, Suite 300, Tampa, Florida 33602, has named and designated Mark K. Straley as its Registered Agent to accept service of process within the State of Florida.

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**ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT**

**HAVING BEEN NAMED** to accept service of process for the above-named 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 relating to the proper and complete performance of my duties as Registered Agent.

Dated this 21<sup>st</sup> day of May, 2007.

  
MARK K. STRALEY

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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LEGAL DESCRIPTION:

DESCRIPTION: A parcel of land lying in Sections 26, 27 and 34, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of said Section 27, run thence along the East boundary of the Southeast 1/4 of said section 27, N.00°15'36"E., 277.26 feet to a point on a curve, said point also being the POINT OF BEGINNING; thence Westerly, 269.90 feet along the arc of a curve to the right having a radius of 1071.00 feet and a central angle of 1°42'26" (chord bearing S.83°46'50"W., 269.18 feet) to a point of tangency; thence N.80°00'00"W., 835.58 feet to a point of curvature; thence Westerly, 468.32 feet along the arc of a curve to the left having a radius of 928.00 feet and a central angle of 28°53'01" (chord bearing S.76°33'29"W., 463.38 feet) to a point of tangency; thence S.62°06'59"W., 695.34 feet to a point of curvature; thence Southerly, 36.77 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 86°15'53" (chord bearing S.18°59'02"W., 33.54 feet) to a point of cusp on the Easterly right-of-way line of MEADOW POINTE BOULEVARD, as recorded in Official Records Book 3882, Page 1627, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line of MEADOW POINTE BOULEVARD, Northwesterly, 196.69 feet along the arc of a curve to the left having a radius of 1070.00 feet and a central angle of 10°31'57" (chord bearing N.27°24'53"W., 196.42 feet) to a point of cusp on the Southerly boundary of MEADOW POINTE III PARCEL "DD" AND "Y", according to the plat thereof as recorded in Plat Book 59, Pages 123 through 141, inclusive, of the Public Records of Pasco County, Florida; thence along said Southerly boundary of MEADOW POINTE III PARCEL "DD" AND "Y", the following three (3) courses: 1) Easterly, 37.18 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 85°12'10" (chord bearing S.75°16'57"E., 33.84 feet) to a point of tangency; 2) N.82°06'59"E., 693.70 feet to a point of curvature; 3) Northeasterly, 143.09 feet along the arc of a curve to the right having a radius of 1080.00 feet and a central angle of 07°35'29" (chord bearing N.65°34'43"E., 142.99 feet) to the Southeasterlymost corner of said MEADOW POINTE III PARCEL "DD" AND "Y"; thence along the Easterly boundary of said MEADOW POINTE III PARCEL "DD" AND "Y", the following seven (7) courses: 1) N.15°00'00"E., 372.68 feet; 2) N.80°00'00"E., 215.00 feet; 3) N.20°00'00"E., 250.00 feet; 4) N.45°00'00"W., 460.00 feet; 5) NORTH, 500.00 feet; 6) N.60°00'00"E., 560.00 feet; 7) N.09°00'00"W., 1265.00 feet to the Northeast corner of said MEADOW POINTE III PARCEL "DD" AND "Y"; thence continue, N.09°00'00"W., 576.48 feet to a point on a curve; thence Easterly, 906.69 feet along the arc of a curve to the left having a radius of 4+25.00 feet and a central angle of 11°44'24" (chord bearing S.84°07'45"E., 905.10 feet) to a point of tangency; thence S.89°58'57"E., 1124.48 feet; thence S.00°15'46"W., 3378.07 feet; thence N.89°44'14"W., 86.40 feet to a point of curvature; thence Westerly, 255.58 feet along the arc of a curve to the left having a radius of 928.00 feet and a central angle of 15°45'46" (chord bearing S.87°22'53"W., 254.77 feet) to a point of tangency; thence S.76°30'00"W., 419.89 feet to a point of curvature; thence Westerly, 38.53 feet along the arc of a curve to the right having a radius of 1071.00 feet and a central angle of 02°03'40" (chord bearing S.75°31'50"W., 38.53 feet) to the POINT OF BEGINNING.

Containing 164.222 acres, more or less.

EXHIBIT "A"

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