

**NO 788008540**

Florida Department of State  
Division of Corporations  
Public Access System

Electronic Filing Cover Sheet

**Note: Please print this page and use it as a cover sheet.** Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H07000217238 3)))



H070002172383ABC/

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page.** Doing so will generate another cover sheet.

To: Division of Corporations  
Fax Number : (850)205-0381

From: Account Name : MCLIN & BURNSED P.A.  
Account Number : 104657003604  
Phone : (352) 753-4690  
Fax Number : (352) 753-5449

2007 AUG 29 A 11:38  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA  
**FILED**

**FLORIDA PROFIT/NON PROFIT CORPORATION**

San Pedro Courtyard Villa Homeowners Association, In

Certificate of Status	1
Certified Copy	0
Page Count	10
Estimated Charge	\$78.75

Electronic Filing Menu

Corporate Filing Menu

Help

830-07  
C

\_\_\_\_\_  
(((H07000217238 3)))

**FILED**  
2007 AUG 29 A 11:38  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
SAN PEDRO COURTYARD VILLA  
HOMEOWNERS ASSOCIATION, INC.**

THE UNDERSIGNED HEREBY ASSOCIATE THEMSELVES FOR THE PURPOSE OF FORMING A CORPORATION NOT-FOR-PROFIT UNDER AND PURSUANT TO CHAPTER 617, FLORIDA STATUTES, AND DO HEREBY CERTIFY AS FOLLOWS:

**ARTICLE I**

**NAME**

1.1 The name of the Corporation shall be **SAN PEDRO COURTYARD VILLA HOMEOWNERS ASSOCIATION, INC.** and its initial principal place of business and mailing address shall be 1020 Lake Sumter Landing, The Villages, Florida 32162. For convenience, the Corporation shall be herein referred to as the "Association." Terms not defined herein shall be as defined in the Declaration of Covenants, Conditions and Restrictions for Orange Blossom Gardens San Pedro Courtyard Villas, recorded in O.R. Book 467, Page 486, Public Records of Sumter County, Florida, as supplemented from time to time ("Declaration").

**ARTICLE II**

**PURPOSES AND POWERS**

2.1 Purposes. The specific primary purposes for which the Association is organized are to provide for maintenance, preservation and architectural control of the Lots and Common Areas within Orange Blossom Gardens San Pedro Courtyard Villas , and to promote the health, safety and welfare of the Owners within the above-described development and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose. Further, the Association shall be organized to do everything necessary, suitable or proper for the

\_\_\_\_\_  
(((H07000217238 3)))

(((H07000217238 3)))

accomplishment, attainment or furtherance of, and to do every other act or thing incidental to, the purposes set forth above.

2.2 Powers. In furtherance of such purposes set forth in Section 2.1 above, the Association shall have the power to:

- a. Perform all of the duties and obligations of the Association as set forth in the Declaration.
- b. Affix, levy, collect and enforce payment by any lawful means of all charges and assessments pursuant to the terms of the Declaration; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied on or imposed against the property of the Association.
- c. Acquire (by gift, purchase or otherwise), own, hold and improve, build upon, 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. Borrow money and, subject to the consent by vote or written instrument of two-thirds (2/3) of the 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.
- e. Dedicate, sell or transfer all or any part of the Common Areas to any municipality, public agency, authority, Community Development District, or utility for such purposes and subject to such conditions as may be agreed upon by the Members. No such dedication, sale or transfer shall be effective unless an instrument has been

(((H07000217238 3)))

(((H07000217238 3)))

signed by two-thirds (2/3) of the 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 or common elements, provided that any merger, consolidation or annexation shall have the assent by vote or written instrument of two-thirds (2/3) of the Members.
- g. Have and exercise any and all powers, rights and privileges that a nonprofit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

2.3 The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against Members as provided in the Declaration, and no part of any net earnings of the Association will inure to the benefit of any Member. All of the assets and the earnings of the Association shall be used exclusively for charitable scientific or educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provisions of any future United States Internal Revenue law) (the "Code"), in the course of which operation:

- a. No part of the net earnings of the Association shall inure to the benefit of, or be distributable to, its Members (except for a member that qualifies as an exempt organization under Section 115 or Section 501(c)(3) of the Code), directors, officers, or other private persons, except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth herein;

(((H07000217238 3)))

(((H07000217238 3)))

- b. No substantial part of the activities of the Association shall be the carrying on of propaganda or otherwise attempting to influence legislation (except to the extent permitted pursuant to an election made under Section 501(h) of the Code), and the Association shall not participate in or intervene in (including the publishing or distribution of statements) any political campaign on behalf or, or in opposition to, any candidate for public office.
- c. The Association shall not carry on any activities not permitted to be carried on by a corporation exempt from federal income tax and described in Section 501(c)(3) of the Code or by a corporation contributions to which are deductible under Section 170(c)(2) of the Code.

**ARTICLE III**

**MEMBERS**

3.1 Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is a part of the Subdivision, including contract sellers, but excluding persons or entities holding title merely as security for performance of an obligation, shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Lot within the Subdivision which is subject to assessment by the Association.

**ARTICLE IV**

**DURATION**

4.1 The period of duration of the Association shall be perpetual.

(((H07000217238 3)))

((H07000217238 3))

**ARTICLE V**

**OFFICERS AND DIRECTORS**

5.1 The affairs of the Association will be managed by a Board of Directors, a President and Vice President, who shall at all times be members of the Board of Directors, and a Secretary and Treasurer. Such officers shall be elected at the annual meeting of the Board of Directors.

5.2 The number of persons constituting the first Board of Directors of the Association shall be three (3), and thereafter, the membership shall consist of not less than three (3) and not more than five (5), and the names and addresses of the persons who shall serve as Directors until the first election are:

<u>DIRECTORS</u>	<u>ADDRESS</u>
Bobby Hoopfer, Jr.	3325 Wedgewood Lane, The Villages, FL 32162
Martin L. Dzuro	1071 Canal St., The Villages, FL 32162
Christina Sharp	3325 Wedgewood Lane, The Villages, FL 32162

5.3 The method by which Directors are elected shall be as set forth in the Bylaws.

**ARTICLE VI**

**BYLAWS**

6.1 The Bylaws of the Association may be made, altered or rescinded at any annual meeting of the Association, or at special meeting duly called for such purpose, on the affirmative vote of a majority of the number of total votes of the Members entitled to vote at the time of such meeting, except that the initial Bylaws of the Association shall be made and adopted by the Board of Directors.

(((H07000217238 3)))

**ARTICLE VII**

**AMENDMENTS**

7.1 Amendments to these Articles of Incorporation may be proposed by any Member of the Association. These Articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose, on the affirmative vote of a majority of the number of total votes of the Members entitled to vote at the time of such meeting.

**ARTICLE VIII**

**VOTING**

8.1 The Association shall have one class of voting Members which shall be all Owners of a fee simple interest in any Lot which is in the Subdivision, as defined in the Bylaws of the Association. There shall be a total of 1,000 votes within the Association's voting class, which votes shall be apportioned equally among the Members.

If there is more than one Owner of any Lot within the Subdivision, then the number of votes attributable to that Lot shall be apportioned among the Owners according to the percentage of land ownership held within such Lot.

**ARTICLE IX**

**INCORPORATOR**

Martin L. Dzuro

1071 Canal St., The Villages, FL 32162

**ARTICLE X**

**DISSOLUTION**

10.1 Upon a two-thirds (2/3) vote of the Members, the Association may be dissolved. The procedures for dissolution will be as set forth in Chapter 617 Florida Statutes. In the event of the dissolution of the Association, the Board of Directors shall, after paying or making provision for the

(((H07000217238 3)))

---

((H07000217238 3)))

payment of all the liabilities of the Association, distribute all of the assets of the Association to any entity exempt from federal taxation under Section 501(c)(3). Any assets not so distributed shall be disposed of by the court of competent jurisdiction in the County and State in which the principal office of the Association is then located to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.

#### ARTICLE XI

##### REGISTERED AGENT

11.1 The initial registered agent of the Association shall be Erick D. Langenbrunner, Esq. and the initial registered address of the corporation shall be 1028 Lake Sumter Landing, The Villages, Florida 32162.

#### ARTICLE XII

##### EFFECTIVE DATE

12.1 The effective date of this Association shall be upon filing with the Office of the Secretary of State of the State of Florida.

#### ARTICLE XIII

##### INDEMNIFICATION

13.1 Each Director and Officer of this Association shall be indemnified by the Association against all costs and expense reasonably incurred or imposed upon him or her in connection with or arising out of any action, suit or proceedings in which he or she may be involved or to which he or she may be made a party by reason of his or her having been a Director or Officer of this Association, such expense to include the cost of reasonable settlements (other than amounts paid to the Association itself).

---

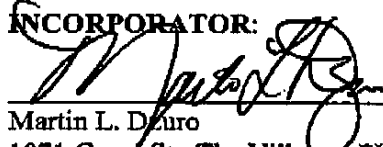
((H07000217238 3)))



\_\_\_\_\_  
(((H07000217238 3)))

IN WITNESS WHEREOF, I have hereunto set my hand and seal at The Villages, Florida,  
this 29 day of August, 2007.

INCORPORATOR:




\_\_\_\_\_  
Martin L. Deuro  
1071 Canal St., The Villages, FL 32162

\_\_\_\_\_  
(((H07000217238 3)))

(((H07000217238 3)))

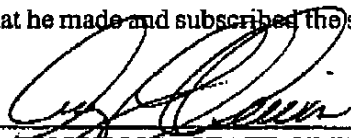
**ACCEPTANCE BY REGISTERED AGENT:**

I AM FAMILIAR WITH AND ACCEPT THE DUTIES AND RESPONSIBILITIES AS REGISTERED AGENT FOR SAID CORPORATION.

  
Erick D. Langenbrunner, Esq.

**STATE OF FLORIDA  
COUNTY OF SUMTER**

I HEREBY CERTIFY that on this 29 day of August, 2007, before me, the undersigned authority, personally appeared Martin L. Dzuro, to me known to be the person described in and who executed the foregoing Articles of Incorporation, and acknowledged before me that he made and subscribed the same for the uses and purposes therein mentioned and set forth.

  
\_\_\_\_\_  
NOTARY PUBLIC - STATE OF FLORIDA  
AMY L. LEWIS

Printed Name of Notary Public  
Commission Number: DD330956

SEAL



AMY L. LEWIS  
MY COMMISSION # DD 330956  
EXPIRES: June 21, 2008  
Bonded thru Budget Notary Services

FILED  
2007 AUG 29 A 11:38  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

(((H07000217238 3)))