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2007 OCT 22 PN 2: 0. SECRETARY OF STATE ALLAHASSEE, FLORIDA

T. Burch OCT 23 2007

### CAPITAL CONNECTION, INC.

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

Creek Hollow Homeowners'	
Creek Hollow Homeowners' Association Inc.	
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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
Signature	Fictitious Owner Search
Signature	Vehicle Search
	Driving Record
Requested by:	UCC 1 or 3 File
WL 10/22 11:00	UCC 11 Search
Name Date Time	UCC 11 Retrieval

#### FILED

#### 2007 OCT 22 PM 2: 06

#### SECRETARY OF STATE TALLAHASSEE, FLORIDA

## ARTICLES OF INCORPORATION OF

#### CREEK HOLLOW HOMEOWNERS' ASSOCIATION, INC.

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned who is a resident of the State of Florida, and who is of full age, has this day voluntarily associated for the purpose of forming a corporation not for profit and do hereby certify.

#### <u>ARTICLE I</u>

#### NAME OF ASSOCIATION

The name of the corporation is CREEK HOLLOW HOMEOWNERS' ASSOCIATION, INC., hereafter called the "Association."

#### ARTICLE II

#### LOCATION OF ASSOCIATION

The principal office of the Association is located at 2109 E Palm Avenue, Ste 202, Tampa Florida 33605-3909.

#### ARTICLE III

#### INITIAL REGISTERED AGENT

Sam I. Reiber, whose address is 2109 E Palm Avenue, Ste 202, Tampa Florida33605-3909, is hereby appointed the initial registered agent of this Association.

#### **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 of the Subdivision roadways and, drainage ponds, and surface water management system facilities within that certain tract of property described as: See Exhibit "A" attached hereto and made a part hereof 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 Amended and Restated Declaration

Governing Access Tract, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Clerk of Hernando 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 all the of members, 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 Area, if any, 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 all of the members, agreeing to such dedication, sale or transfer;
- f. participate in mergers and consolidation with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, if any, provided that any such merger, consolidation or annexation shall have the assent of all of the members:
- g. own, operate and maintain the common property and the surface water management system facilities, if any, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, flood plain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas;
- h. 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;
  - i. sue and be sued;
- j. establish rules and regulations governing the Association and member duties and responsibilities;

- k. contract for services to provide for the operation, maintenance and management of the Properties and Common Properties, including any surface water management system facilities, and to delegate to such contractor all powers and duties of the Association except such as and specifically required by the covenants and restrictions recorded against the Properties to have the approval of the Board of Directors of the membership of the association;
- 1. Maintain the roads, roadways, drainage ponds and easements relating thereto, as well as any other related improvements in a condition comparable to their original condition, normal wear and tear excepted; and
- m. Take any other action necessary for the purposes for which the Association is organized.

#### 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 of 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. Notwithstanding the foregoing, the Developer of the Subdivision shall be a member of the Association until such time as all Lots within the Subdivision have been fully developed.

#### ARTICLE VI

#### **VOTING RIGHTS**

The Association shall have one class of voting membership consisting of all Owners, 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 determine, but in no event shall more than one vote be cast with respect to any Lot.

In the event the Developer no longer owns Lots within the Subdivision, it shall nonetheless continue to have one (1) vote until such time as the Subdivision has been fully developed.

#### ARTICLE VII

#### **BOARD OF DIRECTORS**

The affairs of this Association shall be managed by a Board of no less than three (3) Directors, who need not be members of the Association. The number of directors may be changed by amendment of the By-Laws of the Association, but shall never be less than three (3) directors. The method and manner in which the directors are elected or appointed shall be as stated in the bylaws. The names and addresses of the persons who are to act in the capacity of initial directors until the selection of their successors are:

Name Address

Sam I. Reiber 2109 East Palm Avenue, Ste. 202, Tampa, Florida 33605

Demitri Artzibushev 2109 East Palm Avenue, Ste. 202, Tampa, Florida 33605

Ronald Fingerhut 2109 East Palm Avenue, Ste. 202, Tampa, Florida 33605

At the first annual meeting the initial members shall elect three directors for a term of one year each.

#### **ARTICLE VIII**

#### DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than all of the members. Upon dissolution of the Association, other than incident to a merger of 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 nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

Notwithstanding the foregoing, in the event the Association is dissolved, the control or right of access to the property containing the surface water management system facilities, if any, shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a similar non-profit corporation of the Association.

#### **ARTICLE IX**

#### **DURATION**

The corporation shall exist perpetually.

#### ARTICLE X

#### **AMENDMENTS**

Amendment of these Articles shall require the assent of 75 percent (75%) of the entire membership.

#### **ARTICLE XI**

#### **INCORPORATOR**

The name and address of the incorporator of the Articles of Incorporation is: Sam I. Reiber, whose address is 2109 E Palm Avenue, Ste 202, Tampa Florida33605-3909.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation for the uses and purposes herein stated this fighty, 2007.

Sam I Reiher

T R A C T "A"

A PARCEL OF LAND LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF BLOCK 2, WOODLAND PARK, AS RECORDED IN PLAT BOOK 7, PAGE 42, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N 80' 07' 16" E, ALONG THE SOUTH BOUNDARY OF SAID BLOCK 2 AND THE EXTENSION THEREOF, 55.305 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/4 OF THE NORTH 1/2' OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE S 89' 33' 56" E, ALONG SAID NORTH BOUNDARY, 298.85 FEET; THENCE S. 00' 01' 50" W 541.57 FEET, THENCE N 99' 99' W 850.42 FEET TO THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF GRIFFIN ROAD. THENCE N 00' 05' 26" W, ALONG SAID RIGHT OF WAY LINE, 447.17 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 2, WOODLAND PARK, AS RECORDED IN PLAT BOOK 7, PAGE 42, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA: THENCE N 80' 07' 18' E, ALONG THE SOUTH BOUNDARY OF SAID BLOCK 2 AND THE EXTENSION THEREOF, 563.05 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/4 OF THE NORTH 1/2 OF THE NORTH BOUNDARY OF THE SOUTH 1/4 OF THE NORTH BOUNDARY, 296.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89' 33' 56' E, ALONG SAID NORTH BOUNDARY, 809.02 FEET; THENCE S 00' 01' 50' W 535.48 FEET; THENCE N 89' SY 809.00 FEET; THENCE N 00' 01' 50' E 541.57 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 100.00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 16, PAGE 356, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

I R A C T "C"

A PARCEL OF LAND LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 2, WOODLAND PARK, AS RECORDED IN PLAT BOOK 7, PAGE 42, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA: THENCE N BO' 07' 16" E, ALONG THE SOUTH BOUNDARY OF FAID BLOCK 2 AND THE EXTENSION THEREOF, 563.05 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/4 OF THE NORTH 1/2. OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE S 89' 33' 56" E, ALONG SAID NORTH BOUNDARY, OF EEGINNING: THENCE CONTINUE S 89' 33' 56" E, ALONG SAID NORTH BOUNDARY, 943.70 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/4; THENCE S 00' 05' 13" E, ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 36, 528.37 FEET: THENCE N 89' 59' 49" W 944.76 FEET; THENCE N 00' 01' 50" E 535.48 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 100.00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 16, PAGE 356, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

T R A C T "D"

A PARCEL OF LAND LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 2, WOODLAND PARK, AS RECORDED IN PLAT BOOK 7, PAGE 42, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE 5 00° 06' 26" & ALONG THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF GRIFFIN ROAD, 507.17 FEET, THENCE S 89' 59' 49" E 720.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89' 59' 49" E 638.09 FEET, THENCE S 00' 19' 08" E 800.00 FEET; THENCE N 89' 59' 49" W 488.00 FEET, THENCE N 00' 19' 08" W 500.00 FEET; THENCE N 89' 59' 49" W 151.20 FEET; THENCE N 00' 26' 26"W 300.00 FEET TO THE POINT OF BEGINNING.

TRACT "E"

A PARCEL OF LAND LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 36.
TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 2,
WOODLAND PARK, AS RECORDED IN PLAT BOOK 7, PAGE 42, PUBLIC RECORDS OF HERNANDO
COUNTY, FLORIDA: THENCE N BO' 07' 16' E, ALONG THE SOUTH BOUNDARY OF SAID
BLOCK 2 AND THE EXTENSION THEREOF, 563.05 FEET TO THE NORTH BOUNDARY OF THE
SOUTH 1/4 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 36; THENCE
S B9' 33' 56' E, ALONG SAID NORTH BOUNDARY, 2049.57 FEET TO THE NORTHEAST
CORNER OF SAID SOUTH 1/4; THENCE S 00' 05' 13' E, ALONG THE EAST BOUNDARY
OF THE NORTHEAST 1/4 OF SAID SECTION 36, 522.37 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE S 00' 05' 13' E, ALONG SAID EAST BOUNDARY, 384.60 FEET; THENCE
N 89' 59' 49' W, 1184.75 FEET; THENCE N 00' 19' 08' W 324.61 FEET; THENCE
S 89' 59' 49'' E 844.76 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 100.00 FOOT WIDE
FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 18, PAGE 355.
PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Exhibit A Page 6 5 1

T R A C T "G"

A PARCEL OF LAND LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 2. WOODLAND PARK, AS RECORDED IN PLAT BOOK 7, PAGE 42, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE N BC' O7' 16" E, ALONG THE SOUTH BOUNDARY OF SAID BLOCK 2 AND THE EXTENSION THEREOF, 563.05 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/4 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 36, THENCE S 89' 33' 56" E, ALONG SAID NORTH BOUNDARY, 2049.57 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/4; THENCE S 00' 05' 13" E, ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 36, 1280.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00' 05' 13" E, ALONG SAID EAST BOUNDARY, 397.43 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4. THENCE N 89' 38' 31" W, ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4, 678.59 FEET; THENCE N 00' 01' 50' 60.00 FEET; THENCE N 89' 38' 31" W 503.50 FEET; THENCE N 00' 01' 90' W 330.10 FEET; THENCE S 99' 59' 49" E 1183.26 FEET TO THE POINT OF BEGINNING.

T R A C T "L"

A PARCEL OF LAND LYING IN AND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE S 89: 55' 31" E, ALONG THE SOUTH BOUNDARY OF SAID SOUTHEAST 1/4, 294,99 FEET TO THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF GRIFFIN ROAD; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY S 89' 55' 31" E 568.72 FEET; THENCE N 50' 50' 07" E 443.71 FEET TO THE POINT OF BEGINNING; THENCE N 00' 01' 50" E 548.13 FEET; THENCE N 43' 01' 57" E 218.28 FEET; THENCE N 22' 00' 34" E 376.02 FEET; THENCE N 00' 19' 08" W 64.00 FEET; THENCE S 89' 38" 31" E 338.13 FEET: THENCE S 00' 01' 50" W 778.55 FEET; S 61' 36' 54" W 711.72 FEET TO THE POINT OF BEGINNING.

TRACT "M"

A PARCEL OF LAND LYING IN AND BEING A PART OF THE SOUTHEAST, 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE S 89 55' 31" E, ALDING THE SOUTH BOUNDARY OF SAID SOUTHEAST 1/4, 294.99 FEET TO THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF GRIFFIN

ROAD: 174, 294.99 FEEL TO THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF GRIFFIE ROAD: THENCE CONTINUE ALONG SAID SOUTH BOUNDARY S 89: 55' 31" E 568.72 FEET TO THE POINT OF BEGINNING; THENCE N 50: 50' 07" E 443.71 FEET; THENCE N 61' 36' 54" E 711.72 FEET; THENCE N 00' 01' 50" E 778.55 FEET; THENCE S 89: 38' 31" E 125.00 FEET; THENCE S 00' 01' 50" W 1397.77 FEET; THENCE N 89' 55' 31" W 1094.85 FEET TO THE POINT OF BEGINNING.

T R A C T "N" THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, LESS THE WEST 1958.55 FEET THEREOF.

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA.

ACCESS AND UTILITY TRACT

A PARCEL OF LAND LYING IN AND BEING A PART OF THE NORTHEAST 1/4 OF SECTION 36,
TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 2,
WOODLAND PARK, AS RECORDED IN PLAT BOOK 7, PAGE 42, PUBLIC RECORDS OF HERNANDO
COUNTY, FLORIDA; THENCE S 00' 06' 26" E, ALONG THE EASTERLY MAINTAINED RIGHT
OF WAY LINE OF GRIFFIN ROAD, 447.17 FEET TO THE POINT OF BEGINNING; THENCE
5 89' 59' 49" E 1759.42 FEET; THENCE S 00' 01' 50" W 60.00 FEET; THENCE
N 89' 59' 49" W 341.18 FEET; THENCE S 00' 01' 50" W 60.00 FEET; THENCE
S 89' 38' 31" E, 503.50 FEET; THENCE S 00' 01' 50" W, 60.00 FEET TO THE
SOUTH BOUNDARY OF SAID NORTHEAST 1/4; THENCE N 89: 38' 31" W, ALONG SAID
SOUTH BOUNDARY, 563.14 FEET; THENCE N 00' 19' 08" W 1082.11 FEET; THENCE
N 89' 59' 49" W 1358.09 FEET TO SAID MAINTAINED RIGHT OF WAY LINE; THENCE
N 00' 06' 26" W, ALONG SAID RIGHT OF WAY LINE, 60.00 FEET TO THE POINT OF
BEGINNING.

## CERTIFICATE DESIGNATING REGISTERED OFFICE FOR THE SERVICE OF PROCESS WITHIN THE STATE NAMING REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said act:

That CREEK HOLLOW HOMEOWNERS' ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, at the City of Tampa, Hillsborough County, State of Florida, has named Sam I. Reiber, as its agent to accept service of process within the state.

Having been named to accept service of process for the above named corporation, at a place designated in the Certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of this act relative to keeping open said office.

#### **REGISTERED OFFICE ADDRESS:**

2109 E Palm Avenue, Ste 202, Tampa Florida 33605-3909

Sam I. Reiber

corp/homecrosscreek