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COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: CENTRAL RIDGE ESTATES HOMEOWNERS ASSOCIATION, INC.

DOCUMENT NUMBER: N08000005531

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

THOMAS POULTON
(Name of Contact Person)

HERITAGE INVESTMENTS OF POLK II, LLC
(Firm/ Company)

1925 E EDGEWOOD DR, STE 100
(Address)

LAKELAND, FL 33803
(City/ State and Zip Code)

tompoulton@mysouthernhome.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

THOMAS POULTON at 863-687-2700
(Name of Contact Person) (Area Code) (Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

- \$35 Filing Fee
- \$43.75 Filing Fee & Certificate of Status
- \$43.75 Filing Fee & Certified Copy (Additional copy is enclosed)
- \$52.50 Filing Fee Certificate of Status Certified Copy (Additional Copy is Enclosed)

Mailing Address
 Amendment Section
 Division of Corporations
 P.O. Box 6327
 Tallahassee, FL 32314

Street Address
 Amendment Section
 Division of Corporations
 The Centre of Tallahassee
 2415 N. Monroe Street, Suite 810
 Tallahassee, FL 32303

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
CENTRAL RIDGE ESTATES HOMEOWNERS ASSOCIATION, INC.
Document No. N08000005531**

FILED
2020 MAY 28 AM 6:40
CLERK OF DISTRICT COURT
POLK COUNTY, FLORIDA

The undersigned Member, controlling 83% of the Total Voting Interests of Central Ridge Estates Homeowners Association, Inc., for the purpose of amending and restating the existing Articles of Incorporation of the corporation, in accordance with Chapter 617 of the Florida Statutes and the Declaration of Covenants, Restrictions, and Easements of the Association, does hereby adopt the following Amended and Restated Articles of Incorporation for the corporation (hereinafter referred to as the "Articles"). The Articles shall replace the existing Articles of Incorporation of the corporation in their entirety.

**ARTICLE I
NAME**

The name of the corporation is **Central Ridge Estates Homeowners Association, Inc.**, hereinafter referred to as the "Association."

**ARTICLE II
PRINCIPAL OFFICE**

The principal office of the Association is located at 1925 East Edgewood Drive, Suite 100, Lakeland, Florida 33803. The Board of Directors of the Association may change the location of the principal office of the Association from time to time.

**ARTICLE III
REGISTERED AGENT**

Edward H. Laderer, Jr. whose address is 1925 East Edgewood Drive, Suite 100, Lakeland, Florida 33803, is the registered agent of the Association.

**ARTICLE IV
PURPOSE AND POWERS OF ASSOCIATION**

The Association has been formed to provide for the ownership, maintenance, preservation and architectural control of the residential subdivision in Polk County, Florida, known as Central Ridge Estates, the plat of which, together with any additions thereto as permitted by the Declaration, will be recorded in the public records of Polk County, Florida, which will be referred to hereinafter as the "Subdivision". The Subdivision will be subject to the terms of that certain *Amended and Restated Declaration of Covenants, Restrictions, and Easements for Central Ridge Estates Homeowners Association, Inc.* to be recorded in the public records of Polk County, Florida, which will refer to the Association and which will be referred to hereinafter as the "Declaration." This Association shall:

(a) not permit pecuniary gain or profit to its Members nor distribution of its income to its officers or directors;

(b) have the power and responsibility to perform the maintenance and other obligations and responsibilities specified in the Declaration;

(c) have the power and authority to enforce the terms, restrictions and other provisions of the Declaration.; and

(d) have such other authority as may be necessary for the purpose of promoting the health, safety, and general welfare of the residents, and of the owners of lots in the Subdivision who are Members of the Association.

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

(a) Exercise all of the powers and privileges of a not-for-profit corporation under the Florida Statutes, and to perform all of the duties and obligations of the Association as set forth in the Declaration, as the same may be amended from time to time as provided therein, the terms of which Declaration are incorporated herein by reference;

(b) Fix, levy, collect, and enforce payment by any lawful means of all charges and assessments pursuant to the terms of the Declaration and the Bylaws of the Association; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association, including the costs of maintenance and operation of the Surface Water Management System and mitigation or preservation areas, including work within the retention areas, drainage structures and drainage easements, and 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, 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 as more fully set out in the Bylaws of the Association and Declaration, to 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) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of each class of the Members existing at the time of a duly called and held meeting or grant of consent, as more fully set out in the Bylaws of the Association and Declaration;

(f) Operate, maintain and manage Common Area or Common Property, specifically including, without limitation, the surface water management system, as permitted by Southwest Florida Water Management District, including all lakes, retention and detention areas, ponds, flood plain compensation areas, wetlands and associated buffer areas and wetland mitigation areas, water management areas, pipes, inlets, ditches, culverts, water control structures and related appurtenances, in a manner consistent with the requirements any permit issued by the District and

applicable District rules, and shall assist in the enforcement of any restrictions or covenants contained in such permit or rules:

(g) Adopt such rules and regulations as the Board of Directors of the Association shall deem appropriate concerning the use of any portion of the Common Area or Common Property, including, without limitation, such rules and regulations as the Directors determine appropriate to restrict or prohibit entry upon retention areas:

(h) Contract for services to provide for the operation and maintenance of the surface water management system and related facilities if the Association contemplates a maintenance company:

(i) Sue and be sued; and

(j) Have and to 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, as well as all other express and implied powers of corporations not-for-profit.

The Association shall be conducted as a nonprofit organization for the benefit of its Members. 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 in accordance with the Bylaws of the Association and no part of any net earnings of the Association will inure to the benefit of any Member.

ARTICLE V MEMBERS

Every person or entity who is a record owner of a fee or undivided fee interest in any lot (as defined in the Declaration and referred to herein as "Lot") in the Subdivision shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a Lot. Voting of Members at any meeting of the Members of the Association shall be in accordance with the provisions of the Bylaws of the Association.

ARTICLE VI DURATION

The period of duration of the Association shall be perpetual, unless sooner dissolved pursuant to provisions of Florida Statutes 617, as amended. In the event of termination, dissolution or final liquidation of the Association, the responsibility from the operation and maintenance of the Surface Water Management System shall be transferred to and accepted by an entity which complies with Rule 62-330.310, F.A.C., and the Applicant's Handbook Volume I, Section 12.3, and be approved by the Southwest Florida Water Management District prior to such termination, dissolution or liquidation.

ARTICLE VII OFFICERS AND DIRECTORS

The affairs of the Association shall be managed by a Board of Directors who, except for those Directors selected by the Developer, shall be Members of the Association. The Board of Directors shall be elected at the annual meeting of the Association. Vacancies on the Board of Directors may be

filled until the next annual meeting in such a manner as provided by the Bylaws of the Association. The officers shall be: a President, Vice President, Secretary, and Treasurer. The officers shall be elected by the Board of Directors. The officers and members of the Board of Directors shall perform such duties, hold office for such term, and take office at such time as shall be provided by the Bylaws of the Association.

**ARTICLE VIII
DIRECTORS**

The number of persons constituting the first Board of Directors of the Association shall be no less than three (3). The Board of Directors as of the date of execution of these Articles, who shall serve until the election and taking of office of their successors in accordance with the provisions of the Bylaws, are:

| <u>NAME</u> | <u>ADDRESS</u> |
|--------------|--|
| Zach Diaz | 1925 East Edgewood Drive, Suite 100 Lakeland, Florida 33803 |
| Wesley Clark | 1925 East Edgewood Drive, Suite 100 Lakeland, Florida 33803 |
| Ashley Link | 1925 East Edgewood Drive, Suite 100 Lakeland, Florida 33803 |
| Brian Reves | 1925 East Edgewood Drive, Suite 100 Lakeland, Florida 33803 |

**ARTICLE X
BYLAWS**

The Bylaws of the Association may be made, altered, or rescinded as provided for in the Bylaws of the Association.

**ARTICLE XI
AMENDMENT OF ARTICLES**

Amendments to these Articles 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 (in person or by proxy) or written consent, or combination thereof, of Members holding not less than two-thirds (2/3) of each class of existing at the time of a duly called and held meeting or grant of consent. A copy of each amendment shall be filed with the Secretary of State, pursuant to the provisions of the applicable Florida Statutes and a copy of the file-stamped amendment shall be recorded in the public records of Polk County, Florida. Without the prior written approval of Southwest Florida Water Management District, there shall be no amendment to these Articles of Incorporation which would affect the surface water management system, the Retention Areas and Drainage Facilities described in the Declaration or which would affect the obligation of this Association to maintain the foregoing. So long as the Developer owns at least

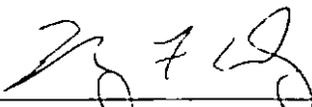
one Lot in the Subdivision, no amendment to these Articles shall be made without the prior written consent of the Developer.

**ARTICLE XII
DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by no less than two-thirds (2/3) of each class of Members existing at the time of a duly called and held meeting or grant of consent. Upon dissolution of the Association, other than incident to merger or consolidation, and subject to Article VI as it related to the Surface Water Management System, 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. So long as the Developer owns at least one Lot in the Subdivision, this Association shall not be dissolved without the prior written consent of the Developer.

The Board of Directors recommended approval of the foregoing Articles by the Members and, upon such recommendation, the Articles were adopted by the Members having sufficient Voting Interests for such approval.

Date: April 10, 2020.



Zach Diaz, Director & President
Central Ridge Estates Homeowners
Association, Inc.