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W11

**West Wind Commercial Center  
Property Owners' Association, Inc.**

July 12, 2011

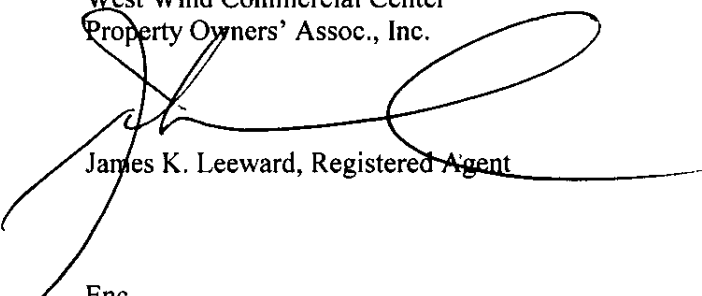
Department of State  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

RE: Filing of Articles of Incorporation of West Wind Commercial Center Property Owners' Association, Inc.

Gentlemen:

Please find enclosed the Articles of Incorporation of West Wind Commercial Center Property Owners' Association, Inc., a non-profit organization. We have enclosed our check number 2419 in the amount of \$70.00 (seventy dollars) to covering the filing fees for the Articles. James K. Leeward is the registered agent and my mailing address is Post Office Box 1476, Ocala, FL 34478-1476 and my physical address is 7961 SE 58<sup>th</sup> Avenue, Suite 101, Ocala, FL 34480.

Sincerely,  
West Wind Commercial Center  
Property Owners' Assoc., Inc.



James K. Leeward, Registered Agent

Enc.

Articles of Incorporation of West Wind Commercial Center Property Owners' Assoc., Inc./Pages 1-9  
Check Number 2419 - \$70.00



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

July 15, 2011

JAMES K. LEEWARD  
P.O. BOX 1476  
OCALA, FL 34478

SUBJECT: WEST WIND COMMERCIAL CENTER PROPERTY OWNERS'  
ASSOCIATION INC.  
Ref. Number: W11000037351

We have received your document for WEST WIND COMMERCIAL CENTER PROPERTY OWNERS' ASSOCIATION INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The Florida Statutes require an entity to designate a street address for its principal office address. A post office box is not acceptable for the principal office address. The entity may, however, designate a separate mailing address. The mailing address may be a post office box.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6962.

Valerie Herring  
Regulatory Specialist II  
New Filing Section

Letter Number: 311A00016846

APPROVED  
AND  
FILED

JUL 25 PM 4:04

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
WEST WIND COMMERCIAL CENTER  
PROPERTY OWNERS' ASSOCIATION INC.**

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In compliance with the requirements of the laws of the State of Florida, the undersigned hereby associate themselves together for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, 1991, as amended, and do hereby certify:

**ARTICLE 1.**

**Name and Address**

The name of the Corporation is West Wind Commercial Center Property Owners' Association, Inc., hereinafter called the "Association". The office address of the Corporation is 7961 SW 58<sup>th</sup> Avenue, Ste. 101, Ocala, FL 34480.. The mailing address of the Corporation is PO Box 1476, Ocala, FL 34478-1476.

**ARTICLE 2.**

**Registered Agent**

The name of the Registered Agent is James K. Leeward and the Registered Office is 7961 SW 58<sup>th</sup> Avenue, Ste. 101, Ocala, FL 34480.

**ARTICLE 3.**

**Definitions**

All definitions in the Declaration of Covenants and Restrictions for West Wind Commercial Center (the "Declaration") to which a copy of the Articles are attached as Exhibit "B", are incorporated herein by reference and made a part hereof.

**ARTICLE 4.**

**Purpose**

- 4.1 Purpose.** The primary purpose of this Association is to create an entity to provide a forum for discussion and communication among the Owners of properties in West Wind Commercial Center and to facilitate and assure the maintenance and operation of the properties as may be subjected to the terms of the Declaration pursuant to its terms, including but not limited to the roadways and drainage facilities. Without limiting the foregoing, the Association shall operate, maintain, and manage the Surface Water or Storm Water Management System in a manner consistent with Southwest Florida Water Management District permits, requirements and applicable rules and shall assist in the enforcement of any provisions of the Declaration which relate to the Surface Water or Storm Water Management System.

- 4.2 Nonprofit Character of Association.** The Association does not contemplate pecuniary gain or profit, direct or indirect, to its Members. The Association shall make no distributions of income to its Members, Directors or Officers.

## **ARTICLE 5.**

### **Powers**

The Association shall have all the powers and duties reasonably necessary to operate and maintain the Association including the following:

- 5.1** To exercise all the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration as recorded in the Public Records of Marion 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.
- 5.2** To promulgate or enforce rules, regulations, bylaws, covenants, restrictions, or agreements to effectuate all of the purposes for which the Association is organized.
- 5.3** To have and to exercise any and all powers, rights and privileges which a not-for-profit corporation organized under the laws of the State of Florida may now or hereafter have or exercise.
- 5.4** To establish, collect, and disburse assessments to be used for the maintenance and upkeep of the Common Areas, easement areas, storm water collection system, roadways, and the storm water and surface water drainage facilities located within West Wind Commercial Center or for which the Association otherwise has responsibility.
- 5.5** To manage, operate, maintain, improve and replace the Common Areas, including but not limited to Shared Drives and Off-Site Entrances, as well as any other easement areas, storm sewer collection system, roadways, and the storm water and surface water drainage facilities located within the West Wind Commercial Center for which the Association has responsibility.
- 5.6** To enforce covenants, conditions or restrictions affecting the Property to the extent the Association may be authorized to do so under any Declaration or the Bylaws.
- 5.7** To enter into, make, perform or enforce contracts of every kind and description; and to take all other acts necessary, appropriate or advisable in carrying out any purpose of the Association with or in association with any corporation or other entity or agency, public or private.
- 5.8** To manage, operate, and maintain the surface water and storm water retention system in a manner consistent with the Southwest Florida Water Management District permits and applicable District rules.

## **ARTICLE 6.**

### **Membership**

The Declarant and every Owner of a Lot as defined in the Declaration shall be a member of the Association. Except for the Declarant, membership shall be appurtenant to and may not be separated from ownership of any Lot. All members agree to be bound by the terms and provisions of these Articles of Incorporation and such Bylaws and operating procedures as may be promulgated by the Association from time to time.

## **ARTICLE 7.**

### **Voting Rights**

The voting rights in the Association shall be as set forth in the Declaration.

## **ARTICLE 8.**

### **Board of Directors**

The affairs of the Association shall be managed by a Board of Directors consisting of not less than three nor more than five persons who need not be members of the Association. The first Board shall consist of three (3) Directors. Thereafter, the number of Directors may be increased to a maximum of five by a majority vote of the Board of Directors.

The first election of Directors shall be held within sixty (60) days after January 1, 2012, at a meeting of the members called for that purpose. Three Directors shall be elected at this first election, one for a term of one (1) year, one for a term of two (2) years, and one for a term of three (3) years. Said Board shall also determine the term for each new directorship so created. At each annual meeting thereafter a number of Directors equal to that of those whose terms have expired shall be elected for the term of one year. At the expiration of any term, any Director may be re-elected. The Directors shall be elected by the vote of a majority of the Members entitled to vote thereon at a meeting at which a quorum of the Members entitled to vote are present.

The Directors named in these Articles shall serve until the first election of Directors, and any vacancies in their number occurring before the first election shall be filled by the remaining Directors. The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

#### **Name**

#### **Address**

James K. Leeward

PO Box 1476  
Ocala, FL 34478-1476

Bette L. Leeward

PO Box 1476  
Ocala, FL 34478-1476

Dirk J. Leeward

PO Box 1426  
Ocala, FL 34478-1476

At any time a Lot in the Subject Property is owned by Declarant (or its specific assignee of the right granted herein) the Declarant shall be entitled to appoint one (1) member of the Board of Directors, the balance of the Board of Directors to be elected as noted above.

**ARTICLE 9.**  
**Assessments**

The Directors are required to establish a Common Assessment to be levied against each Lot sufficient to maintain, extend or improve the Common Areas, any other areas which are maintained or partially maintained by the Association, including the Shared Drives, Off-Site Entrances, the Existing DRA'S, as defined in the Declaration, and any portion of the Surface Water or Storm Water Management System for which the Association is responsible, and to perform all obligations of the Developer under the Existing Declarations and Existing Easements, as defined in the Declarations and otherwise to perform all obligations or duties, or exercise all powers, contemplated hereby or by the Declaration. The Directors shall notify any Owner of the amount of the then Common Assessment upon written request, along with an explanation for the determination of the Common Assessment in such detail as the Directors determine. The amount of the Common Assessment may be changed by the Directors as frequently as deemed necessary by them to assure that the amount of the Common Assessment is sufficient to pay all Common Expenses or otherwise satisfy all obligations of the Association, subject to limitations on the maximum annual increases in the Common Assessments without vote of the Members as set forth in the Declaration. The Assessment so established may be levied and collected annually, quarterly or monthly, either in arrears or in advance, at the sole discretion of the Directors, and shall be apportioned as set forth in the Declaration.

The Directors may, in their complete and sole discretion, propose a special assessment against the Lots for one time and/or extraordinary expenses associated with the maintenance, extension or improvement of the Common Areas of the Subject Property. The Directors shall give each member notification of the proposed Special Assessment, and the time and location for the meeting of the Directors and members for consideration of the special assessment (which shall be in Marion County, Florida) not less than fourteen (14) or greater than sixty (60) days prior to the scheduled special meeting of the members. At the special meeting the special assessment (or any revised special assessment provided that the total amount is not greater than the proposed special assessment sent with the notice of the meeting) may be adopted by an affirmative votes of the members having at least sixty percent (60%) of the votes of the membership.

The Directors shall establish a separate account for the deposit of all funds collected pursuant to this Article, or otherwise to be expended by the Association consistent with the purposes set forth herein, and shall not place any other funds, regardless of source, in said account. All funds so deposited shall be disbursed only for improvements to, and extensions or maintenance of, the Common Areas, within West Wind Commercial Center, for the payment of Common Expenses or otherwise for purposes authorized by the Declarations and these Articles. The Directors shall keep separate records of all assessments made and collected pursuant to this Article, and all the monies deposited into, and disbursed from the account referred to above, and shall make said records available, at reasonable hours and in a reasonable manner, to any Member of the Association requesting access to same.

The assessments collected by the Association in accordance with the provisions of this Article shall also be used, to the extent required, for the maintenance and repair of the surface water or storm water management systems, including but not limited to work within retention areas, drainage structures and drainage easements.

#### **ARTICLE 10.**

##### **Dissolution**

In the event of the dissolution of the Association, 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 acceptance of such dedication is refused, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust, or other organization to be used for such similar purposes.

Notwithstanding any other provisions contained within this Article, the Association may be dissolved only as provided in the Declaration, the Bylaws of the Association, and the laws of the State of Florida. In the event of the termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or storm water management systems located within West Wind Commercial Center must be transferred to and accepted by an entity which would comply with the provisions of the Florida Statutes and Florida Administrative Code (as amended), and must be approved by the Southwest Florida Water Management District prior to such termination, dissolution or liquidation.

#### **ARTICLE 11.**

##### **Duration**

The existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida, and the corporation shall exist perpetually thereafter.

#### **ARTICLE 12.**

##### **Amendments**

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

- 12.1 Notice of Amendment.** Notice of the subject matter of a proposed amendment shall be included in the written notice of any meeting at which a proposed amendment is considered.
- 12.2 Adoption of Resolution.** A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members having in excess of twenty-five percent (25%) of the vote of the membership.
- 12.3 Adoption of Amendment.** Adoption of the amendment will require the affirmative vote or written consent of the Members having in excess of two-thirds of the vote of the Membership.



- 12.4 Restrictions on Amendment.** No amendment to these Articles of Incorporation affecting in any way the ownership, maintenance or operation of any surface water or storm water management system in West Wind Commercial Center shall be effective without the written consent of the Southwest Florida Water Management District.

**ARTICLE 13.**  
**Subscribers**

The names and street addresses of the subscribers and incorporators to these Articles of Incorporation is the same as listed in Article 8 hereof.

**ARTICLE 14.**  
**Officers**

The Board of Directors shall elect the President, Secretary and Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board of Directors shall from time to time determine.

The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

- **James K. Leeward ..... President**
- **Dirk J. Leeward ..... Secretary/Treasurer**

**ARTICLE 15.**  
**Bylaws**

The original Bylaws of the Association shall be adopted by a majority vote of the Directors. Thereafter, the Bylaws of the Association may be amended, altered or rescinded at a regular or special meeting of the Members by the vote of the Members holding at least two-thirds of the votes of the membership. Any amendments to Bylaws shall be binding on all members of the Association.

**ARTICLE 16.**  
**Indemnification of Officers and Directors**

The Association shall and does hereby indemnify and hold harmless and every Director and ever officer, their heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suit or proceeding to which he may be made a part by reason of his being or having been a Director or Officer of the Association, including reasonable counsel fees, except as to matters wherein he shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross

negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Director or Officer may be entitled.

**ARTICLE 17.**

**Transaction In Which Directors or Officers are Interested**

No contract or transaction between the Association and one or more of the Directors or Officers, or between the Association and any other corporation, partnership, association, or other organization including without limitation, the Declarant, or an affiliate of the Declarant, or a corporation in which one or more of its Officers or Directors are Officers or Directors of this Association shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board or committee thereof which authorized the contract or transaction, or solely because said Officers' or Directors' votes are counted for such purposes. No Director or Officer of the Association shall incur liability by reason of the fact that said Director or Officer may be interested in any such contract or transaction.

Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

**ARTICLE 18.**

**Conflict**

In the case of any conflict between these Articles and the Declarations, the Declaration shall be controlling.

**IN WITNESS WHEREOF**, for the purpose of forming this Corporation under the laws of the State of Florida, we, the undersigned, constituting the subscribers and incorporators of this Association, have executed these Articles of Incorporation this 12 day of July, 2011.

  
\_\_\_\_\_  
**JAMES K. LEEWARD**

  
\_\_\_\_\_  
**BETTE L. LEEWARD**

  
\_\_\_\_\_  
**DIRK J. LEEWARD**

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was sworn to and subscribed before me this 12<sup>th</sup> day of July, 2011, by James K. Leeward, who is personally known to me.



Rebecca G. Chauncy  
Notary Public, State of Florida  
Print Notary Name \_\_\_\_\_  
My commission expires 5/05/15  
Commission number EE057012

STATE OF FLORIDA  
COUNTY OF MARION

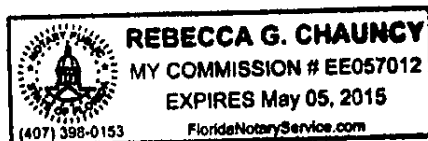
The foregoing instrument was sworn to and subscribed before me this 12<sup>th</sup> day of July, 2011, by Bette L. Leeward, who is personally known to me.



Rebecca G. Chauncy  
Notary Public, State of Florida  
Print Notary Name \_\_\_\_\_  
My commission expires 5/5/15  
Commission number EE057012

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was sworn to and subscribed before me this 12<sup>th</sup> day of July, 2011, by Dirk J. Leeward, who is personally known to me.



Rebecca G. Chauncy  
Notary Public, State of Florida  
Print Notary Name \_\_\_\_\_  
My commission expires 5/05/15  
Commission number EE057012

**CERTIFICATE OF ACCEPTANCE BY REGISTERED AGENT**

James K. Leeward , whose address is 7961 SW 58<sup>th</sup> Avenue, Ste. 101, Ocala, FL 34480, Ocala, FL, the initial registered agent named in the Articles of Incorporation to accept service of process of West Wind Commercial Center Property Owners' Association, Inc., organized under the laws of the State of Florida hereby accepts such appointment as registered agent at the place designated in this certificate.

Dated this 12<sup>th</sup> day of July, 2011.

  
JAMES K. LEEWARD

11 JUL 25 PM 4:01  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

APPROVED  
AND  
FILED