

From: Daniel Hicks P.A.

To: 18506176381

05/23/2012 16:17

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Division of Corporations

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Florida Department of State
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Division of Corporations
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From:

Account Name : DANIEL HICKS, P.A.
Account Number : 075061003325
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Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: weclase2@danielhicks.pa.com

FLORIDA PROFIT/NON PROFIT CORPORATION
THE VILLAGES CROSSING COMMERCIAL SUBDIVISION
PROPERTY

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

From: Daniel Hicks P.A.

To: 18506176381

05/23/2012 16:27 #534 P.002/008

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLES OF INCORPORATION
OF
THE VILLAGES CROSSING COMMERCIAL SUBDIVISION PROPERTY
OWNERS ASSOCIATION, INC.

In compliance with the requirements of the laws of the State of Florida, the undersigned hereby associated 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 I

NAME

The name of the Corporation shall be: THE VILLAGES CROSSING COMMERCIAL SUBDIVISION PROPERTY OWNERS ASSOCIATION, INC ., the principal address of the Corporation is 15595 S.E. 80th Avenue, Summerfield, FL 34491, and the mailing address of the Corporation is 15595 S.E. 80th Avenue, Summerfield, FL 34491.

ARTICLE II

DURATION

The Corporation shall have perpetual existence unless sooner dissolved according to law. However, if the corporation is dissolved, then the control or right of access to the Property containing the surface water management systems facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and, if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to this Corporation.

ARTICLE III

PURPOSE

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The Corporation is organized for the following purposes:

- a. to own all real property, personal property and other property that is or becomes part of THE VILLAGES CROSSING COMMERCIAL SUBDIVISION for the benefit of the subdivision to own and maintain the private roadways in the subdivision,
- b. to operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands, and any associated buffer areas, and wetland mitigation areas with respect to the subdivision, and
- c. for such other purposes as authorized by Florida law.

ARTICLE IV

QUALIFICATION

There are two classes of members, the qualifications for members and the manner of their admission are as follows:

- a. Class A Member shall be each record title holder of a Building Area or Parcel of real property described in Exhibit A (the "Property") attached hereto. Such Member agrees to be bound by these Articles of Incorporation, By-Laws and by such rules and regulations adopted by the Board from time to time.
- b. Class B Member shall be each record owner of a Tract of real property and/or a corporate or other entity whose members are owner of parcels of real property identified as part of the RDB Parcel, including any expansions of the RDB Parcel, pursuant to the terms of the County Crossing Declaration recorded at Official Records Book 1023, Page 663, of the Public records of Sumter County, Florida ("County Crossing Declaration") and that owner entity joins in the Declaration of Covenants, Conditions and Restrictions for THE VILLAGES CROSSING COMMERCIAL SUBDIVISION ("THE VILLAGES CROSSING DECLARATION"). Class B Members are non-voting Members and are Members for the limited

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purposes provided in THE VILLAGES CROSSING DECLARATION to be recorded in the Public Records of Sumter County, Florida, and such Members agree to be bound by these Articles of Incorporation and By Laws.

- c. Contrary to any provision of the Articles of Incorporation and Bylaws of the Corporation, so long as the Developer in the VILLAGES CROSSING DECLARATION owns any of the Property, the Developer shall have a majority vote of all Class A Members of the Corporation and appoint all Members of the Board of Directors of the Corporation.

ARTICLE V

FUNCTION AND DUTIES

The function and duties of the Corporation are to:

- a. Regulate and govern the maintenance, operation and repair of the storm water management system facilities within the Property;
- b. Enforce the rules and regulations of this Corporation by mandatory fines and liens upon the members' parcels of the Property and Tracts and through any other remedy available at law;
- c. Charge and collect dues for maintaining, repairing and replacing the common storm water facilities, and other property and improvements as may be more particularly described in THE VILLAGES CROSSING DECLARATION, as recorded in the Public Records of Sumter County, Florida.

ARTICLE VI

INITIAL REGISTERED AGENT

The street address of the initial registered office of the Corporation is 421 S. Pine Avenue, Ocala, FL 34471, and the name of the initial registered agent for the corporation at this address is Daniel Hicks.

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ARTICLE VII

INITIAL BOARD OF DIRECTORS

The Corporation shall have three (3) directors initially, who shall manage the Corporation until such time as the first annual meeting of the membership is held.

The number of directors may be increased or diminished as provided in the bylaws of this Corporation, but the number of directors shall never be less than three (3). The names and addresses of the initial Board of Directors and Officers are as follows:

Ronald D. Brown
900 Bowersox Drive
Lady Lake, FL 32159

Daniel Hicks
421 S. Pine Avenue
Ocala, FL 34471

Michelle Brown
900 Bowersox Drive
Lady Lake, FL 32159

ARTICLE VII

INCORPORATOR

The name and address of the person signing these Articles is:

Daniel Hicks
421 S. Pine Avenue
Ocala, FL 34471

IN WITNESS WHEREOF, the undersigned has signed these Articles of Incorporation on this the 23 day of May, 2012.



DANIEL HICKS,
Incorporator

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STATE OF FLORIDA

COUNTY OF MARION

Before me personally appeared DANIEL HICKS, Incorporator, to me well known and known to me to be the person described in and who executed the foregoing Articles of Incorporation and acknowledged to and before me that he executed said instrument for the purposes therein expressed, and that he is personally known to me.

WITNESS my hand and official seal this the 23rd day of May, 2012.

NOTARY PUBLIC-STATE OF FLORIDA
Tina Desmond
Commission # DD999455
Expires: FEB. 18, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

Tina Desmond
Notary Public, State of Florida

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From: Daniel Hicks P.A.

To: 18506176381

05/23/2012 16:28

#534 P.007/008

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CERTIFICATE OF ACCEPTANCE BY REGISTERED AGENT

Daniel Hicks, whose address is 421 S. Pine Avenue, Ocala, Florida 34471, is the registered agent named in the Articles of Incorporation to accept service of process for the THE VILLAGES CROSSING COMMERCIAL SUBDIVISION 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 the certificate.

By: _____


DANIEL HICKS

FILED
12 MAY 23 PM 1:20
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Daniel Hicks, P.A.
421 S. Pine Avenue
Ocala, Florida 34471
Telephone: (352) 351-3353
Facsimile: (352) 351-8054
Florida Bar No: 0145139

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BOUNDARY SURVEY

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21, AND 22, BLOCK 38, COMMERCIAL HIGHLANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 47, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL 2:

BEGIN AT THE MOST NORTHERLY CORNER OF LOT 13, BLOCK 38, OF COMMERCIAL HIGHLANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 47, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE RUN N.48°45'50"E. A DISTANCE OF 200.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF FLORIDA AVENUE, THENCE RUN S.41°14'10"E., ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 300.00 FEET, THENCE RUN S.48°45'50"W. TO THE MOST EASTERLY CORNER OF LOT 18, BLOCK 38, OF THE AFORESAID SUBDIVISION, THENCE N.41°14'10"W. ALONG THE NORTHEASTERLY LOT LINES OF LOTS 18, 17, 16, 15, 14, AND 13, BLOCK 38, OF THE AFORESAID SUBDIVISION, TO THE POINT OF BEGINNING. SAID PROPERTY LYING AND BEING IN SECTION 1, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 3:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL: BEGIN AT THE MOST WESTERLY CORNER OF LOT 13, BLOCK 38, OF COMMERCIAL HIGHLANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 47, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID CORNER ALSO BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 27-441; THENCE RUN N.41°14'10"W. A DISTANCE OF 16.50 FEET, THENCE RUN N.48°45'50"E. A DISTANCE OF 60.00 FEET, THENCE S.41°14'10"E. A DISTANCE OF 5.50 FEET, THENCE RUN N.48°45'50"E. A DISTANCE OF 340.00 FEET TO THE RIGHT-OF-WAY OF FLORIDA AVENUE, THENCE S.41°14'10"E., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 11.00 FEET, THENCE RUN S.48°45'50"W. TO THE POINT OF BEGINNING. SAID PROPERTY LYING AND BEING IN SECTION 1, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 4:

FROM THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN THENCE S.00°00'20"W. 1503.23 FEET TO THE NORTHEASTERLY BOUNDARY OF STATE ROAD NO. 500, RUN THENCE N.41°14'10"W. 1538.63 FEET, RUN THENCE N.48°45'50"E. 200 FEET TO THE MOST NORTHERLY CORNER OF LOT 22, BLOCK 38, COMMERCIAL HIGHLANDS FOR THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN THENCE N.48°45'50"E. 200.00 FEET, THENCE N.41°14'10"W. 150 FEET, THENCE S.48°45'50"W. 200 FEET TO THE MOST NORTHERLY CORNER OF LOT 18, BLOCK 38 OF COMMERCIAL HIGHLANDS, THENCE RUN S.41°14'10"E. 150 FEET, ALONG THE NORTHEASTERLY LOT LINES OF LOTS 19, 20, AND 21, BLOCK 38, COMMERCIAL HIGHLANDS, TO THE POINT OF BEGINNING. ALL LYING WITHIN SUMTER COUNTY, FLORIDA AND ALL REFERENCES TO COMMERCIAL HIGHLANDS BEING ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 47, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL 5:

FROM THE EAST 1/4 CORNER OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN THENCE S.0°0'20"W. 1503.23 FEET TO THE NORTHEASTERLY BOUNDARY OF STATE ROAD NO. 500, RUN THENCE N.41°14'10"W. 1386.63 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF LOT 24, BLOCK 38, COMMERCIAL HIGHLANDS, PLAT BOOK 3, PAGE 47, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, RUN THENCE N.48°45'50"E. 200 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 24, BLOCK 38 AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN THENCE N.48°45'50"E. 200 FEET, THENCE N.41°14'10"W. 150 FEET, THENCE S.48°45'50"W. 200 FEET TO THE MOST NORTHERLY CORNER OF LOT 22, BLOCK 38, OF SAID SUBDIVISION, RUN THENCE S.41°14'10"E. 150 FEET, ALONG THE NORTHEASTERLY LOT LINES OF LOTS 22, 23, AND 24, OF BLOCK 38, COMMERCIAL HIGHLANDS TO THE POINT OF BEGINNING. ALL LYING WITHIN SUMTER COUNTY, FLORIDA.

PARCEL 6:

A PORTION OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4 OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 23 EAST, THENCE S.00°32'15"E., ALONG THE EAST BOUNDARY OF SAID NE 1/4, 1030.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST BOUNDARY S.00°32'15"E. A DISTANCE OF 1280.56 FEET TO THE NORTHEAST CORNER OF 'LEESBURG REGIONAL MEDICAL CENTER SUBDIVISION', AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 114, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE N.89°37'28"W., ALONG THE NORTHERLY BOUNDARY OF SAID PLAT, 138.43 FEET, THENCE S.00°34'27"E. 206.72 FEET, THENCE N.89°43'50"W. A DISTANCE OF 499.69 FEET, THENCE DEPARTING SAID NORTHERLY BOUNDARY N.41°51'52"W. A DISTANCE OF 260.02 FEET, THENCE S.48°15'45"W. A DISTANCE OF 199.99 FEET TO THE EASTERNMOST CORNER OF AFOREMENTIONED LOT 18, THENCE N.41°45'29"W., PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 & 27 (BEING A 200 FOOT RIGHT OF WAY), 300.00 FEET TO THE NORTHERNMOST CORNER OF AFOREMENTIONED LOT 13, THENCE N.48°15'14"E. A DISTANCE OF 200.03 FEET, THENCE N.41°43'56"W. A DISTANCE OF 590.45 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF 'COUNTY CROSSINGS', AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 3 AND 3A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N.48°12'34"E. A DISTANCE OF 707.73 FEET, THENCE S.89°48'45"E. A DISTANCE OF 32.52 FEET TO A POINT ON THE EAST BOUNDARY OF SAID PLAT, THENCE N.00°10'28"E., ALONG SAID EAST BOUNDARY, 29.25 FEET, THENCE DEPARTING SAID EAST BOUNDARY N.48°12'34"E. A DISTANCE OF 188.78 FEET, THENCE S.89°56'10"E. A DISTANCE OF 688.81 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN SUMTER COUNTY, FLORIDA.

EXHIBIT A

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