

From: Daniel Hicks P.A.  
Division of Corporations

To: 18506176380

08/29/2012 14:28

#022 P.002/010

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**N/12 000005251**

Florida Department of State  
Division of Corporations  
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(((H12000214351 3)))



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To: Division of Corporations  
Fax Number : (850) 617-6380

From: Account Name : DANIEL HICKS, P.A.  
Account Number : 075061003325  
Phone : (352) 351-3353  
Fax Number : (352) 351-8054

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**COR AMND/RESTATE/CORRECT OR O/D RESIGN  
THE VILLAGES CROSSING COMMERCIAL SUBDIVISION  
PROPERTY**

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*Amend*  
*08/30/12*

From: Daniel Hicks P.A.

To: 18506176380

08/29/2012 14:25

#022 P.001/040

850-617-6381

8/29/2012 1:53:01 PM PAGE 1/001 Fax Server



August 29, 2012

FLORIDA DEPARTMENT OF STATE

Division of Corporations

THE VILLAGES CROSSING COMMERCIAL SUBDIVISION PROPERTY O  
15590 S.E. 80TH AVENUE  
SUMMERFIELD, FL 34491

SUBJECT: THE VILLAGES CROSSING COMMERCIAL SUBDIVISION PROPERTY OWNERS  
ASSOCIATION, INC.  
REF: N12000005251

We received your electronically transmitted document. However, the document has not been filed. Please make the following corrections and refile the complete document, including the electronic filing cover sheet.

The date of adoption of each amendment must be included in the document.

Please return 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) 245-6050.

Darlene Connell  
Regulatory Specialist II

FAX Aud. #: H12000214351  
Letter Number: 712A00022095

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12 AUG 29 AM 8:02

DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

((H12000214351 3 ))

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

FILED  
12 AUG 30 PM 12:10  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

Pursuant to the provisions of Section 617.1002 (1) (b), Florida Statutes, this Florida Not for Profit Corporation adopts the following amendments to its Articles of Incorporation:

ARTICLE I

NAME

The name of the Corporation shall be: **THE VILLAGES CROSSING PROPERTY OWNERS ASSOCIATION, INC.** (the "Corporation"), the principal address of the Corporation is 15595 S.E. 80<sup>th</sup> Avenue, Summerfield, FL 34491, and the mailing address of the Corporation is 15595 S.E. 80<sup>th</sup> 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

(( H12000214351 3 ))

((H12000214351 3 ))

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 subdivision and to own and maintain the private Roads and roadways in the Property,
- 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 fee title holder of a Parcel of real property, being a part of the real property described in Exhibit A (the "Property") attached hereto, including any expansion of the Property. 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. Each Class A Member shall be entitled to one (1) vote per Parcel.
- b. Class B Member is Ronald D. Brown or his assignee when he is the record fee title holder of a Parcel of the Property, including any expansions of the Property. 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. Each Class B Member shall be entitled to ten (10) votes per Parcel.

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#### 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 Assessments for maintaining, repairing and replacing the common storm water facilities, and other property and improvements as may be more particularly described in the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGES CROSSING, 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.

#### 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:

(( H12000214351 3 ))

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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 VIII  
INCORPORATOR

The name and address of the Incorporator is :

Daniel Hicks  
421 S. Pine Avenue  
Ocala, FL 34471

ARTICLE IX  
AMENDMENT

The Corporation reserves the right to amend or repeal any provisions contained in these amended Articles of Incorporation or any amendment to them, and any right conferred upon the Members is subject to this reservation.

The date of the adoption of each amendment is August 15, 2012.

There are no members or members entitled to vote on the amendment. The amendment was adopted by the Board of Directors.

IN WITNESS WHEREOF, the undersigned have signed these Articles of Amendment on this the 15<sup>th</sup> day of August, 2012.

((H12000214351 3 ))

From: Daniel Hicks P.A.

To: 18506176380

08/29/2012 14:27

#022 P.007/010

((H12000214351 3 ))

  
DANIEL HICKS, Director

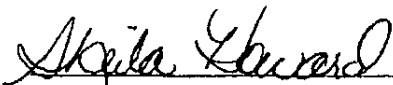
  
RONALD D. BROWN, Director

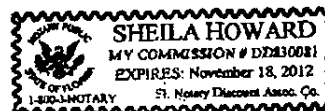
  
MICHELLE BROWN, Director

STATE OF FLORIDA  
COUNTY OF MARION

Before me personally appeared DANIEL HICKS, as Director of the above-named Corporation, to me well known and known to me to be the person described in and who executed the foregoing Articles of Amendment and acknowledged to and before me that he executed said instrument for the purposes therein expressed, and that he is personally known to me or produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal this the 15<sup>th</sup> day of August, 2012.

  
Notary Public, State of Florida



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STATE OF FLORIDA

COUNTY OF Marion

Before me personally appeared RONALD D. BROWN and MICHELLE BROWN, as Directors of the above-named Corporation, to me well known and known to me to be the persons described in and who executed the foregoing Articles of Amendment and acknowledged to and before me that they executed said instrument for the purposes therein expressed, and that they are personally known to me or produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal this the 15<sup>th</sup> day of August, 2012.

Angela L. Hill  
Notary Public, State of Florida



((H12000214351 3 )))



From: Daniel Hicks P.A.

To: 18506176380

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#022 P.009/010

((H12000214351 3 ))

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 Amendment to Articles of Incorporation to accept service of process for the THE VILLAGES CROSSING 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

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 24-441, 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 19, BLOCK 38 OF COMMERCIAL HIGHLANDS, THENCE RUN S.47°14'10"E, 150 FEET, ALONG THE NORTHEASTERLY LOT LINES OF LOTS 18, 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.00°00'20"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.47°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 1260.56 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, 208.72 FEET, THENCE N.89°43'50"W, A DISTANCE OF 499.69 FEET, THENCE DEPARTING SAID NORTHERLY BOUNDARY N.41°15'52"W, A DISTANCE OF 250.02 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°43'58"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 189.26 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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