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FLORIDA PROFIT/NON PROFIT CORPORATION  
OAK HAMMOCK TOWNHOMES HOMEOWNERS ASSOCIATION,  
INC

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Page Count	05
Estimated Charge	\$78.75

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September 30, 2013

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

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ARTICLES OF INCORPORATION  
OF

2013 SEP 30 AM 10:44

OAK HAMMOCK TOWNHOMES HOMEOWNERS ASSOCIATION, INC  
A FLORIDA CORPORATION NOT FOR PROFIT

The undersigned subscribers, desiring to form a corporation not for profit under Chapter 617, Florida Statutes, as amended, hereby adopt the following Articles of Incorporation:

ARTICLE I - NAME

The name of the corporation shall be OAK HAMMOCK TOWNHOMES HOMEOWNERS ASSOCIATION, INC ("Association")

ARTICLE II - DURATION

This corporation is to exist perpetually.

ARTICLE III - DEFINITION

A declaration entitled Declaration of Restrictions and Covenants for Oak Hammock Townhomes (the "Declaration") will be recorded in the Public Records of Miami-Dade County, Florida and shall govern all of the operations of a community to be known as OAK HAMMOCK TOWNHOMES. All initially capitalized terms not defined herein shall have the meaning set forth in the Declaration.

ARTICLE IV - PURPOSE AND POWERS

The purposes for which the corporation is formed are:

1. The Association is formed to: (a) provide for ownership, operation, maintenance and preservation of the Common Areas, and improvements thereon; (b) perform the duties delegated to it in the Declaration; (c) administer the interests of the Association and the Owners; (d) promote the health, safety and welfare of the Owners.
2. Powers of the Association. The Association shall, subject to the limitations and reservations set forth in the Declaration, have all the powers, privileges and duties reasonably necessary to discharge its obligations, including, but not limited to, the following:
  - a. To perform all the duties and obligations of the Association set forth in the Declaration and Bylaws, including but not limited to all powers set forth in Sections 720, 718 and 617 Florida Statutes, as herein provided.
  - b. To enforce, by legal action or otherwise, the provisions of the Declaration and Bylaws and of all rules, regulations, covenants, restrictions and agreements governing or binding the Association.
  - c. To fix, levy, collect and enforce payment by any lawful means, of all Assessments pursuant to the terms of the Declaration, these Articles and Bylaws.
  - d. To sue and be sued,
  - e. To pay all Operating Costs, including, but not limited to, all licenses, taxes or governmental charges levied or imposed against the property of the Association.

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- f. To acquire (by gift, purchase or otherwise), annex, own, hold, improve, build upon, operate, maintain, convey, grant rights and easements, sell, dedicate, lease, transfer or otherwise dispose of real or personal property (including the Common Areas) in connection with the functions of the Association except as limited by the Declaration.

The foregoing statement of purposes shall be construed as a statement both of purposes and of powers, and purposes and powers in each clause shall not be limited or restricted by reference or inference from the terms or provisions of any other clause, but shall be broadly construed as independent purposes and powers. Notwithstanding any of the above statements of purposes and powers, the Association shall not, to a substantial degree, engage in any activities or exercise any powers that are not in furtherance of the primary purposes of the Association.

#### **ARTICLE V - MEMBERS**

Every person entity who is a record owner of a fee or undivided fee interest in any Unit which is subject under the Declaration to assessment by the Association, including contract sellers, but excluding persons or entities holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to any may not be separated from ownership of a Unit which is subject to assessment by the Association. The Declarant shall also be a member for the period set forth in the By-Laws of the Association.

#### **ARTICLE VI - INITIAL BOARD OF DIRECTORS**

The affairs of the Association shall be managed by a Board of Directors as provided in the By-Laws, consisting of not less than three members. The number of directors may be increased or decreased from time to time in such manners as may be prescribed by the Bylaws, but shall never be less than three.

#### **ARTICLE VII - INITIAL DIRECTORS**

The name and addresses of the first Directors of the Association, who shall hold office until the first election thereafter are as follows:

Karen Rodriguez  
4661 SW 71 Ave. Miami, Florida 33155

Alexa Rodriguez  
4661 SW 71 Ave. Miami, Florida 33155

Ovidio Rodriguez  
4661 SW 71 Ave. Miami, Florida 33155

Except for the first Board of Directors and unless otherwise provided in the By-Laws, Directors shall be elected by the members of the Association at the annual meeting of the membership as provided for the method of voting in the election and for the removal from office of Directors. Only members of the Association, or authorized representatives, officers or employees of corporate member may be Directors.

Members elected to the Board by the general membership shall for any reason cease to be a Director, the remaining Directors so elected may elect a successor to fill the vacancy for the balance of the unexpired term.

#### **ARTICLE VIII - OFFICERS**

The Association shall have a President, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time elect.

The officers of the Association, in accordance with applicable provisions of the By-Laws, shall be elected by the Board of Directors for terms of one year and until qualified successors are duly elected and have taken

office.

The names and addresses of the first officers of the Association, who shall hold office until successors are duly elected and have taken office, shall be as follows:

Karen Rodriguez  
4661 SW 71 Ave. Miami, Florida 33155

Alexa Rodriguez  
4661 SW 71 Ave. Miami, Florida 33155

Ovidio Rodriguez  
4661 SW 71 Ave. Miami, Florida 33155

#### ARTICLE IX - INDEMNIFICATION

The corporation shall indemnify and hold harmless each person who shall serve at any time hereafter as a director or officer of the corporation, from and against any and all claims and liabilities to which such a person shall become subject by reason of his having heretofore or hereafter being a director or officer of the corporation, or by reason of any action alleged to have been heretofore or hereafter being a director or officer of the corporation, or by reason of any action alleged to have been heretofore or hereafter taken or omitted by him as such director or officer, and shall reimburse each such person for all legal and other expenses reasonably incurred by him in connection with any claim or liability provided that no person shall be indemnified against, or be reimbursed for, any expenses incurred in connection with any claim or liability as to which it shall be adjudged that such officer or director is liable for negligence or willful misconduct in the performance of his duties.

The rights accruing to any person under the foregoing provisions shall not include any other right to which he may be lawfully entitled nor shall anything herein contained restrict the right of the corporation to indemnify or reimburse such person in any proper case even though not specifically herein provided for.

#### ARTICLE X - BYLAWS

The By-Laws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or any special meeting duly called for such purpose, upon the vote of the members as provided in the By-Laws, except that the initial By-Laws of the Association shall be made and adopted by the first Board of Directors.

#### ARTICLE XI - INCORPORATORS

The names and addresses of the subscriber to these Articles of Incorporation are:

Karen Rodriguez  
4661 SW 71 Ave. Miami, Florida 33155

Alexa Rodriguez  
4661 SW 71 Ave. Miami, Florida 33155

Ovidio Rodriguez  
4661 SW 71 Ave. Miami, Florida 33155

#### ARTICLE XII - HUD/VA PROVISIONS.

So long as required in connection with HUD and/or VA financing of the purchase of a Townhome, the following provisions shall supersede other provisions herein to the contrary: Every person or entity who is an Owner of a Townhome shall be entitled to membership and voting rights in the Association. Membership is appurtenant to, and inseparable from ownership of the Townhome.

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**ARTICLE XIII - DISSOLUTION**

If the Association is dissolved, the assets of the Association shall be dedicated to a public body, or conveyed to a non-profit organization with similar purposes to the Association.

**ARTICLE XIV - AMENDMENTS**

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 of two-third (2/3rds) of the members existing at the time of such amendment.

**ARTICLE XVI - REGISTERED OFFICE & REGISTERED AGENT**

The initial principal office of this corporation shall be at 4661 SW 71 Ave. Miami, Florida 33155 with the privilege of having its office and branch offices at other places within or without the State of Florida.

The initial registered agent is Karen Rodriguez and the address of the registered agent is 4661 SW 71 Ave. Miami, Florida 33155.

IN WITNESS WHEREOF, the said subscribers have hereunto set their hands and seal this 25 day of September, 2013.

Karen Rodriguez

Ovidio Rodriguez

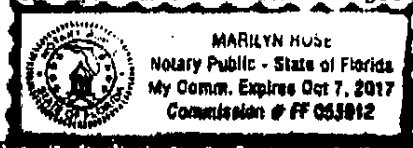
Alexa Rodriguez

STATE OF FLORIDA:

SS

COUNTY OF MIAMI-DADE:

The foregoing instrument was acknowledged before me this 25 day of September, 2013.



My Commission Expires

NOTARY PUBLIC, State of Florida at Large

**ACCEPTANCE BY REGISTERED AGENT:**

having been named registered agent pursuant to §48.091 Florida Statutes, I hereby accept to act in this capacity, and agree to comply with the provisions of said statute.

Karen Rodriguez Registered Agent

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