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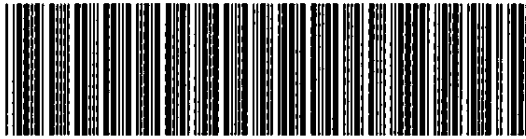
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

114

# ANSBACHER LAW

REAL ESTATE • CONSTRUCTION • LITIGATION  
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2301 Park Avenue, Suite 405  
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389 Palm Coast Parkway SW, Suite 4  
Palm Coast, FL 32137  
386.445.9789  
*by appointment only*

June 26, 2014

Department of State  
Division of Corporations  
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Tallahassee, FL 32301

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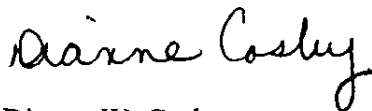
**RE: Articles of Incorporation for  
The Villas at Southern Hills Condominium Association, Inc.  
Our File No. 140248**

Dear Sir/Madam:

Enclosed please find our check in the amount of \$70.00 for filing Articles of Incorporation for The Villas at Southern Hills Condominium Association, Inc. Also included are Certificate Designating Registered Agent and Acknowledgment of Registered Agent.

Please stamp the duplicate copy of the above-described instruments and return to us in the enclosed self addressed envelope.

Sincerely, yours,



Dianne W. Cosby  
Legal Assistant

\dwc  
Enclosures

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AND  
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**ARTICLES OF INCORPORATION  
OF  
THE VILLAS AT SOUTHERN HILLS CONDOMINIUM ASSOCIATION, INC.**

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

THE UNDERSIGNED hereby associate themselves for the purpose of forming a corporation not for profit under and pursuant to Chapter 617, Florida Statutes, and do certify as follows:

**ARTICLE I  
NAME**

The name of this corporation is THE VILLAS AT SOUTHERN HILLS CONDOMINIUM ASSOCIATION, INC. (the "Association").

**ARTICLE II  
PURPOSES**

This corporation is organized to operate and manage THE VILLAS AT SOUTHERN HILLS CONDOMINIUM (the "Condominium"), a condominium to be established in accordance with Chapter 718, Florida Statutes (the "Condominium Act"), upon real property situate, lying and being in Hernando County, Florida; to perform and carry out the acts and duties incident to the administration, operation and management of said Condominium in accordance with the terms, provisions, and conditions contained in the Condominium Documents, which will be recorded among the Public Records of Hernando County, Florida, and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of the Condominium.

Terms defined in the Declaration of Condominium (the "Declaration") of The Villas at Southern Hills Condominium, and in the Bylaws (the "Bylaws") of The Villas At Southern Hills Condominium Association, Inc., a Florida not for profit corporation, are incorporated herein by reference. Unless defined otherwise in the Condominium Documents, the terms used herein shall have the same meaning attributed to them in the Condominium Act.

**ARTICLE III  
POWERS**

The Association shall have all of the powers of a corporation not for profit existing under the laws of the State of Florida, and all the powers now or hereafter granted to condominium associations by the Condominium Act, as the same may be hereafter amended from time to time, and all powers reasonably necessary to implement the powers of the Association, which powers shall include, but are not limited to, the power:

A. To make, establish and enforce reasonable rules and regulations governing the use of the Condominium Property;

B. To make, levy and collect assessments against Unit Owners of the said Condominium to provide the funds to pay for Common Expenses of the Condominium as

provided for in the Condominium Documents and the Condominium Act, and to use and expend the proceeds of Assessments in the exercise of the powers and duties of the Association;

C. To maintain, repair, replace and operate those portions of the Condominium Property that the Association has the duty or right to maintain, repair, replace and operate under the Condominium Documents;

D. To contract for the management and maintenance of the Condominium and to authorize the management agent to assist the Association in carrying out its powers and duties by performing such functions as the collection of Assessments, preparation of records, enforcement of rules, and maintenance of the Common Elements. The Association shall, however, retain at all times the power and duties granted by the Condominium Act, including, but not limited to, the making of Assessments, promulgation of rules, and execution of contracts on behalf of the Association;

E. To employ personnel to perform the services required for the proper operation of the Condominium;

F. To purchase insurance for the protection of the Association and its members;

G. To reconstruct improvements constructed on the Condominium Property after casualty or other loss;

H. To make additional improvements on and to the Condominium Property;

I. To approve or disapprove the transfer, mortgage, and ownership of Condominium Parcels to the extent such power is granted to it under the Condominium Documents;

J. To acquire and enter into agreements whereby it acquires leaseholds, memberships, or other possessory or use interests in lands or facilities, including but not limited to country clubs, golf courses, marinas, and other recreational facilities, whether or not contiguous to the lands of the Condominium, intended to provide for the enjoyment, recreation or other use or benefit of the members of the Association;

K. To enforce by legal action the provisions of the Condominium Documents;

L. To acquire by purchase or otherwise Condominium Parcels in the Condominium.

#### **ARTICLE IV**

##### **MEMBERS**

1. Members. The members of the Association shall consist of all owners of the Condominium Parcels in the Condominium, and after the termination of the Condominium shall consist of those persons who are Members at the time of such termination.

2. Assignment. Neither the share of a Member in the funds and assets of the Association, nor membership in this Association, may be assigned, hypothecated or transferred in any manner except as an appurtenance to a Condominium Parcel.

3. The Members of the Association shall be subject to all of the terms, conditions, restrictions and covenants contained in the Condominium Documents.

## **ARTICLE V**

### **TERM**

Existence of the Association shall commence as of filing with the Secretary of State. The Association shall exist in perpetuity.

## **ARTICLE VI**

### **SUBSCRIBERS**

The name and address of the subscriber to these Articles of Incorporation is Roy Selway, 2414 Ainsworth Avenue, Spring Hill, Florida 34609

## **ARTICLE VII**

### **BOARD OF DIRECTORS**

The business of the corporation shall be conducted by a Board of Directors, which shall have the same meaning as Board of Administration in the Condominium Act, and which shall consist of not less than three (3) nor more than five (5) directors. The Board of Directors shall be elected in accordance with the provisions of the Bylaws by the Members entitled to vote.

## **ARTICLE VIII**

### **OFFICERS**

The affairs of the Association shall be managed by a President, Vice President, Secretary and Treasurer. The officers of the Association shall be elected annually by the Board of Directors in accordance with the provisions of the Bylaws.

## **ARTICLE IX**

### **INDEMNIFICATION**

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including attorney fees reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party, or in which he may become involved, by reason of his being or having been a director or officer of the Association, or any settlement thereof, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in

addition to and not exclusive of all other rights to which such director or officer may be entitled.

**ARTICLE X**  
**AMENDMENT OF ARTICLES**

These Articles may be amended by an affirmative vote of three-fourths (3/4ths) of the voting members of the Association.

**ARTICLE XI**  
**BY-LAWS**

The Association shall adopt Bylaws governing the conduct of the affairs of the Association.

**ARTICLE XII**  
**CONFLICT**

In the event of any conflict between these Articles of Incorporation and the Bylaws, these Articles of Incorporation shall control; and in the event of any conflict between the Declaration and these Articles of Incorporation, the Declaration shall control.

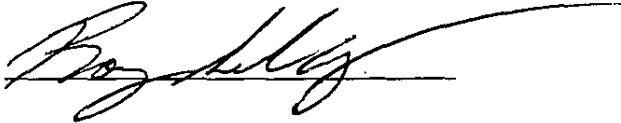
**ARTICLE XIII**  
**PRINCIPAL OFFICE, MAILING ADDRESS, REGISTERED AGENT**

1. The initial principal office of this corporation shall be located at: 2414 Ainsworth Avenue, Spring Hill, Florida 34609, or at such other place or places as may be designated from time to time by the Board of Directors.

2. The initial mailing address of this corporation shall be c/o Ansbacher Law, P.A., 8818 Goodbys Executive Drive, Jacksonville, Florida 32217, or at such other place or places as may be designated from time to time by the Board of Directors.

3. This initial registered agent for the corporation shall be Ansbacher Law, P.A., 8818 Goodbys Executive Drive, Jacksonville, Florida 32217, or such other person or entity as may be designated from time to time by the Board of Directors.

IN WITNESS WHEREOF, the subscribing incorporator has hereunto set his hand and seal and caused these Articles of Incorporation to be executed this 26 day of June, 2014.



Roy Selway

STATE OF FLORIDA  
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 26 day of June, 2014, by Roy Selway, who [ ☒ ] is personally known to me or [ ☐ ] produced \_\_\_\_\_ as identification.



Print Name:

Notary Public, State of Florida

My Commission Expires:



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FILED

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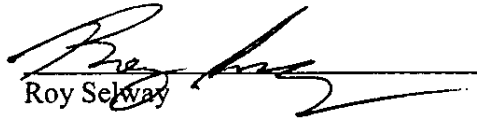
**CERTIFICATE**

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**DESIGNATING REGISTERED AGENT AND PLACE OF BUSINESS FOR THE  
SERVICE OF PROCESS WITHIN THIS STATE**

Pursuant to Section 48.091, Florida Statutes, the following is submitted:


That The Villas at Southern Hills Condominium Association, Inc., desiring to organize under the laws of the State of Florida with its registered office, as indicated in the Articles of Incorporation, in the City of Jacksonville, County of Duval, State of Florida, has named Ansbacher Law, P.A., a Florida professional association, 8818 Goodbys Executive Drive, Jacksonville, Florida 32217, as its agent to accept service of process within the State of Florida.

  
Roy Selway

**ACKNOWLEDGMENT**

Having been named to accept service of process for the above-named corporation, at the place designated in this Certificate, the undersigned is familiar with and accepts such appointment, and the obligations thereof, and agrees to act in this capacity, and to comply with the provisions of law relating to keeping said office open.

Ansbacher Law, P.A.  
a Florida professional association

By:   
Name: Barry B. Ansbacher  
Title: President