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SMOLKER BARTLETT

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**FLORIDA PROFIT/NON PROFIT CORPORATION
SATINLEAF LANE OWNERS ASSOCIATION, INC.**

Certificate of Status	1
Certified Copy	1
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July 23, 2014

FLORIDA DEPARTMENT OF STATE

Division of Corporations
*** 2ND REJECTION ***

SMOLKER BARTLETT ET.AL.

SUBJECT: SATINLEAF LANE OWNERS ASSOCIATION, INC.
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ARTICLES OF INCORPORATION
OF
SATINLEAF LANE OWNERS ASSOCIATION, INC.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned incorporator, a resident of the State of Florida and of full age, hereby subscribes and files with the Secretary of State of the State of Florida these Articles of Incorporation for the purpose of forming a not-for-profit corporation under the laws of the state of Florida.

ARTICLE I
NAME AND PRINCIPAL OFFICE

The name of this corporation is SATINLEAF LANE OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (hereafter called "Association" or the "corporation") in these Articles. The initial principal office and mailing address of the Association is 30839 Satinleaf Lane, Wesley Chapel, FL 33543.

ARTICLE II
POWERS AND PURPOSES

(a) The specific purposes for which the Association is formed are to provide for the maintenance, preservation, use and architectural control of Satinleaf Lane, a private access easement located within Pasco County, Florida serving certain residential properties, which private access easement is more particularly described as follows:

**[SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE]**

The private access easement described above serves certain other real property subject to the Declaration (as hereafter defined) which other real property is residential property; however the Association is not governed by Chapter 720, Florida Statutes.

(b) This Association does not contemplate pecuniary gain or profit to its Members. Notwithstanding any other provision in these Articles, all activities of the Association shall be carried on and all of the funds of the Association, whether income or principal and whether acquired by assessment from Members, gift, contribution or otherwise, shall be used and applied exclusively for the purposes set forth in sub-Article III(a) above and in the Declaration (hereafter defined) and no part of the principal, income, or net earnings of the Association will in any event inure to the personal benefit of any member, officer, director, or trustee of the Association (except that, to the extent permitted by applicable law, and in no other event, reasonable compensation and reimbursement of out-of-pocket costs may be paid for services actually

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rendered to or for the Association incurred in furtherance of the objects and purposes of the Association).

(c) The Association shall have, in addition to the powers set forth by law, the following specific powers:

(i) To exercise all rights, powers, privileges, and perform all duties of this Association as set forth in that certain Declaration of Covenant, Conditions, Restrictions and Easements for Satinleaf Lane (hereafter called the "Declaration") applicable to the properties described in the Declaration and recorded or to be recorded in the Public Records of Pasco County, Florida, and as the same may be amended from time to time as therein provided, and said Declaration being incorporated herein as if set forth in full.

(ii) To fix, levy, collect and enforce payment by all lawful means all charges or assessments pursuant to the by-laws of the Association and the Declaration, to pay for all expenses in connection with the operation of the Association and all other expenses incident to the conduct of the business of the Association, including licenses, taxes or governmental charges levied or imposed against the property of the Association.

(iii) To acquire "by gift, purchase or otherwise," own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise and dispose of real or personal property in connection with the affairs of the Association.

(iv) To borrow money with the assent of the unanimous votes of the members of the Association, including the mortgaging, pledging, or hypothecating of any or all the real or personal property of the Association as security for the money borrowed or debts incurred.

(v) To convey temporary or permanent easements over, across or under Association property.

(vi) To participate in mergers or consolidation with other non-profit organizations organized for the same or similar purposes, provided that any such consolidation or merger shall require the assent of two-thirds (2/3) of the votes of the members of the Association.

(vii) With the approval of two thirds (2/3) of the voting rights of the members, to dedicate, sell or transfer all or any part of its property to any public agency, authority or utility or to grant easements to the same.

(viii) To enforce by legal means the obligations of the members of this Association and the provisions of the Declaration or any easement or legal requirement.

(ix) To sue or be sued.

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(x) To have and to exercise any and all the powers, privileges, which a non-profit corporation organized under the laws of the State of Florida may now have or hereafter have.

ARTICLE III
TERM OF EXISTENCE

The duration of this corporation is to be perpetual.

ARTICLE IV
VOTING RIGHTS AND MEMBERSHIP

The Association shall have one class of membership and each member shall be entitled to one vote for each parcel of land subject to the Declaration, as the term "Parcel" is defined therein. The initial membership of the Association shall consist of the then current property owners of Parcels made subject to the Declaration and the Declarant, described therein. Thereafter, membership in the Association shall be determined solely by ownership of a Parcel, as set forth in a recorded deed to the Parcel. Tenants, mortgagees, lienholders and other parties are not entitled to membership in the Association.

ARTICLE V
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of this corporation is 30839 Satinleaf Lane, Wesley Chapel, FL. 33543. The name of the initial registered agent of this corporation at that address is Steven C. Schmidt. Both the registered office and the registered agent may be changed from time to time by the Board of Directors as provided by law.

ARTICLE VI
BOARD OF DIRECTORS

This corporation shall initially have three (3) directors. The number of directors may be either increased or decreased from time to time pursuant to the By-laws of the Association, but shall never be less than three (3). The election of the Directors shall take place in accordance with the By-laws of the Association; cumulative voting shall not be permitted. The initial Board of Directors is as follows:

Steven C. Schmidt, President
30839 Satinleaf Lane,
Wesley Chapel, Florida 33543.

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TALLAHASSEE, FLORIDA

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Oris Voightmann, Vice President
30949 Satinleaf Lane
Wesley Chapel, Florida 33543

Tyler Lillibridge, Secretary Treasurer
25221 Wesley Chapel Boulevard
Lutz, Florida 33559

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TALLAHASSEE, FLORIDA

ARTICLE VII OFFICERS

The Board of Directors shall have the authority to elect or appoint officers as may be determined by the bylaws of the corporation and resolutions of the Board of Directors. The initial officers are stated in Article VI above.

ARTICLE VIII INCORPORATOR

The names and address of the incorporator signing these articles is Richard A. Schlosser, 500 E. Kennedy Boulevard, Suite 200, Tampa, Florida 33602.

ARTICLE IX ASSESSMENTS, CHARGES AND EXPENSES.

All members of the Association shall share expenses and costs of the Association as provided in the Declaration or By-Laws. Any member may be required to pay a disproportionate assessment if that member causes damage to the property of the Association. The amount of the assessments shall be as determined by the Board of Directors of the Association as more fully provided in the Declaration and By-laws.

ARTICLE X INTERESTED DIRECTORS OR OFFICERS

No contract, act or transaction of the corporation with any person or persons, firm or corporation, in the absence of fraud, shall be effected or invalidated by the fact that any officer or officers, director or directors of the corporation is a party to or are the parties to or interested in such contract, act or transaction, or in any way connected with such person or persons, firm or corporation and each and every person who may become a director or an officer of the corporation is hereby relieved from any liability that might otherwise exist from thus contracting with the corporation for the benefit of himself or any firm, association or corporation in which he may be in anywise interested.

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ARTICLE XI
BYLAWS

The power to adopt, alter, amend or repeal bylaws shall be vested in the Board of Directors and the members as more fully described in the bylaws.

IN WITNESS WHEREOF, the undersigned, being the incorporator of this corporation, executes these articles of incorporation and certifies to the truth of the facts stated herein. These Articles of Incorporation shall be effective upon filing with the Secretary of State of Florida.


Richard A. Schlosser

Incorporator

Dated: 7.16.14FILED
14 JUL 23 AM 11:42
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR
THE SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA AND
NAMING THE REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

SATINLEAF LANE OWNERS ASSOCIATION, INC., desiring to organize under the laws of the state of Florida a corporation not for profit with the principal office indicated in the Articles of Incorporation has named Steven C. Schmidt, whose address is 30839 Satinleaf Lane, Wesley Chapel, FL, 33543, as its registered agent to accept service of process within Florida.

ACCEPTANCE

Having been named to accept service of process for the foregoing corporation at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes, including the duties and obligations imposed by Section 617.0503, Florida Statutes relative to the proper and complete performance of my duties.



Steven C. Schmidt

Date: 7-13-14, 2014

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TALLAHASSEE, FLORIDA

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EXHIBIT "A"

ROAD

**MEADOW POINTE
(PRIVATE) RIGHT-OF-WAY FOR SATINLEAF LANE**

DESCRIPTION: A parcel of land lying in Sections 15 and 18, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 15, run thence along the West boundary of the Northwest 1/4 of said Section 15, S.00°17'42"W., 1321.75 feet to the Northwest corner of the Southwest 1/4 of said Northwest 1/4 of Section 15, said point also being the **POINT OF BEGINNING**; thence along the North boundary of said Southwest 1/4 of the Northwest 1/4 of Section 15, N.89°29'12"E., 978.23 feet to a point on the Westerly boundary of the maintained right-of-way for Smith Road, according to Pasco County Florida Right-of-Way Map, Project No. X-9089.00; thence along said Westerly boundary of the maintained right-of-way for Smith Road, the following two (2) courses: 1) S.71°49'24"W., 5.34 feet; 2) S.60°46'19"W., 58.45 feet; thence N.87°41'07"W., 118.33 feet; thence S.88°41'36"W., 806.08 feet to a point on the West boundary of the aforesaid Southwest 1/4 of the Northwest 1/4 of Section 15; thence N.89°49'38"W., 1332.40 feet to a point on the West boundary of the Southeast 1/4 of the Northeast 1/4 of the aforesaid Section 18, also being a point on the Easterly boundary of COUNTRY WALK INCREMENT C - PHASE 2, according to the plat thereof, as recorded in Plat Book 59, Pages 89 through 95, inclusive, of the Public Records of Pasco County, Florida; thence along said West boundary of the Southeast 1/4 of the Northeast 1/4 of Section 18 and said Easterly boundary of COUNTRY WALK INCREMENT C - PHASE 2, N.00°08'30"E., 34.41 feet to the Northwest corner of said Southeast 1/4 of the Northeast 1/4 of Section 18; thence along the North boundary of said Southeast 1/4 of the Northeast 1/4 of Section 18, S.88°15'10"E., 1332.60 feet to the **POINT OF BEGINNING**

Containing 1.355 acres, more or less.

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