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**FLORIDA PROFIT/NON PROFIT CORPORATION
LITTLE SUMTER STORMWATER FACILITIES PROPERTY
OWNERS**

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PAGE 02

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July 31, 2014

FLORIDA DEPARTMENT OF STATE

Division of Corporations

GILLIGAN, GOODING & FRANJOLA, P.A.

SUBJECT: LITTLE SUMTER STORMWATER FACILITIES PROPERTY OWNERS ASSOCIATION, INC.

REF: W14000046925

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

You must list at least one incorporator with a complete business street address.

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Thomas Chang
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**ARTICLES OF INCORPORATION
OF
LITTLE SUMTER STORMWATER FACILITIES PROPERTY OWNERS
ASSOCIATION, INC.**

In compliance with the requirements of Chapter 617, Florida Statutes, the Association adopts the following Articles of Incorporation for the Association:

ARTICLE I. Name; Definitions

- 1.1. The name of this corporation shall be Little Sumter Stormwater Facilities Property Owners Association, Inc. (hereinafter referred to as the "Association").
- 1.2. The words used in these Articles shall have the same meaning as set forth in the Declaration of Covenants and Restrictions for Little Sumter Stormwater Facilities recorded or to be recorded among the Public Records of Sumter County, Florida, as supplemented, restated, renewed, extended or amended, from time to time ("Declaration"), unless the context shall otherwise require, and to which these Articles have been annexed.

ARTICLE II. Address

- 2.1. The address of the principal office of the Association is 15595 SE 80th Avenue, Summerfield, FL 34491, and the mailing address of the Association is 15595 SE 80th Avenue, Summerfield, FL 34491.

ARTICLE III. Registered Agent

- 3.1. Ronald D. Brown, whose address is 15595 SE 80th Avenue, Summerfield, FL 34491, is hereby appointed the initial registered agent of the Association.

ARTICLE IV. Duration

- 4.1. This Association shall exist perpetually commencing on the date of filing of these Articles with the Florida Department of State.

ARTICLE V. Purposes

- 5.1. The Association does not contemplate pecuniary gain or profit, direct or indirect, to the Members thereof, and the specific purposes for which it is formed are to provide for the maintenance and preservation of the Parcels and Stormwater Management System within the Property and to promote the health, safety and welfare of the Owners and residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of the Association. For these purposes the Association shall have the following powers, which, unless indicated otherwise by Declaration or Bylaws, may be exercised by the Board of Directors:
 - 5.1.1. Any and all powers, rights and privileges which a corporation organized under Chapter 617, Florida Statutes, by law may now or hereafter have or exercise;

5.1.2. The powers necessary or desirable to perform all obligations and duties of the Association and to exercise all rights and powers of the Association as set forth in the Declaration or as set forth in the Bylaws, and as the same may be amended from time to time as therein provided including, without limitation, the following:¹

- a. Own and convey property.
- b. Operate and perform maintenance of the Stormwater Management System as exempted or permitted by the Water Management District.
- c. Establish rules and regulations governing membership or take any other actions necessary for the purposes for which the Association was organized.
- d. Fix, levy, collect and enforce payment of, by any lawful means, all charges or Assessments pursuant to the terms of the Declaration. The amount of such Assessments shall be determined by the Association's Board of Directors, except to the extent expressly set forth in the Declaration;
- e. Sue and be sued.
- f. Contract for services to provide for operation and maintenance.
- g. Require all Owners to be Members of the Association.
- h. Pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against property of the Association;
- i. Acquire (by gift, purchase or otherwise), manage, control, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property subjected to the Declaration or any other property for which the Association by rule, regulation, Declaration or contract has a right or duty to provide such services;
- j. Borrow money, and as provided in the Declaration, Bylaws, or action of the Association, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- k. Dedicate, sell or transfer all or any part of the Stormwater Management System to any public agency, authority or utility as set forth in the Declaration;

¹ Some of the following powers are redundant or also contained in the Declaration, but are added here to establish these Articles' compliance with Water Management District requirements.

- l. Enter into, make, perform, or enforce contracts of every kind and description, and to perform all other acts necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any other association, corporation, or other entity or agency, public or private;
 - m. Enforce covenants, conditions, or restrictions affecting any property to the extent the Association may be authorized to do so under the Declaration or Bylaws;
 - n. Engage in activities which will actively foster, promote, and advance the interests of owners of real property subject to the Declaration; and
 - o. Adopt the Bylaws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, such Bylaws may not be inconsistent with or contrary to any provisions of these Articles of Incorporation or the Declaration.
- 5.2. The Association shall operate, maintain and manage the Stormwater Management System(s) in a manner consistent with the Water Management District permit no. #43010987.005 requirements and applicable Water Management District rules, and shall assist in the enforcement of the Declaration which relate to the Stormwater Management System.
- 5.3. The Association shall levy and collect adequate Assessments against Members of the Association for the costs of maintenance and operation of the Stormwater Management System. Such Assessments shall be used for the maintenance and repair of the Stormwater Management System and mitigation or preservation areas, including but not limited to work within retention areas.
- 5.4. The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and future rights and powers which may now or hereafter be allowed or permitted by law; and the powers specified in each of the paragraphs of this Article are independent powers, not to be restricted by reference to or inference from the items of any other paragraph or provisions of this Article.

ARTICLE VI. Membership

- 6.1. Membership, transfer of Membership and voting by Members shall be as set forth in the Declaration.

ARTICLE VII. Directors

- 7.1. The method of election of directors shall be stated in the Bylaws of the Association.

ARTICLE VIII. Dissolution of the Association


- 8.1. The term of the Association shall exist in perpetuity (as also set forth in paragraph 4.1).
- 8.2. However, should the Association dissolve, the Stormwater Management System will be transferred to and maintained by one of the entities identified in sections 12.3.1(a)

through (f), of the Agency's Applicant's Handbook Volume I, who has the powers listed in section 12.3.3(b)1. through 8., the covenants and restrictions required in section 12.3.3(c)1. through 9., and the ability to accept responsibility for the operation and routine custodial maintenance of the Stormwater Management System described in section 12.3.3(d)1. or 2. prior to its dissolution.

8.3. Except as set forth in paragraph 8.2 above, upon dissolution, the Association's assets (including any real property and improvements thereon) remaining after payment to creditors and payment of all costs and expenses relating to such dissolution shall be distributed in the following priority:


8.3.1. To any municipal or governmental authority which is willing to accept such assets; and, if none, then

8.3.2. To the Members in such proportions as they agree upon or, failing such agreement, in such proportions as are determined by a Court having jurisdiction thereof.


Ronald D. Brown as Incorporator
15595 SE 80 AVENUE
SUMMERFIELD, FL 34411

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent for the above-named Association, at the place designated in the foregoing Articles of Incorporation, I hereby accept such designation and agree to act in such capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, as registered agent.


Ronald D. Brown
Registered Agent
Date: 7-30-14

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