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**FLORIDA PROFIT/NON PROFIT CORPORATION
DUNDEE VILLAGE COMMUNITY ASSOCIATION, INC.**

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ARTICLES OF INCORPORATION**OF****DUNDEE VILLAGE COMMUNITY ASSOCIATION, INC.**

a not for profit corporation

The undersigned subscribers, all of whom are above the age of 18 years and competent to contract, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit under the provisions of Chapter 617, Florida Statutes, and do hereby agree and certify as follows:

ARTICLE I – NAME

The name of this Corporation shall be **DUNDEE VILLAGE COMMUNITY ASSOCIATION, INC.** (the "Corporation" or "Association").

ARTICLE II – PURPOSE

The Corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for the construction, operation and maintenance of the community center and wellness facility (the "Community Center and Wellness Facility"), within The Grand Village of Dundee subdivision (the "Subdivision") to be established by State Housing and Development, Inc., a Florida corporation (hereinafter called "Developer" or "Declarant") upon the following described property, situate, lying and being in Polk County, Florida:

See **Exhibit "A"** attached hereto and made a part hereof.

And to undertake the performance of the acts and duties incident to the administration of the construction, operation and maintenance of the Community Center and Wellness Facility within and in accordance with the terms, provisions, conditions, and authorizations contained in these Articles and which may be contained in the Declaration of Covenants, Conditions and Restrictions of The Dundee Village Community Association (the "Declaration"), which will be recorded in the Public Records of Polk 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 Community Center and Wellness Facility, The Corporation shall be conducted as a non-profit organization for the benefit of its members.

ARTICLE III – POWERS

The Corporation shall have the following powers:

A. All of the powers and privileges granted to corporations not for profit under the law pursuant to which this Corporation is chartered, and all of the powers and privileges which may be granted unto said Corporation or exercised by it under any other applicable laws of the State of Florida.

B. All of the powers reasonably necessary to implement and effectuate the purposes of the Corporation, including, but not limited to, the following:

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1. To make and establish reasonable rules and regulations governing the use of the Community Center and Wellness Facility in accordance with the terms as may be defined in the Declaration.

2. To levy and collect assessments against members of the Corporation to defray the common expenses of the maintenance and operation of the Community Center and Wellness Facility as may be provided in the Declaration and in the Bylaws of this Corporation which may be hereafter adopted, including the right to levy and collect assessments for the purposes of acquiring, operating, leasing, managing and otherwise trading and dealing with such property, whether real or personal, which may be necessary or convenient in the construction, operation and maintenance of the Community Center and Wellness Facility and in accomplishing the purposes set forth in the Declaration.

3. To construct, maintain, repair, replace, operate and manage the Community Center and Wellness Facility of the Subdivision and the property comprising same, including the right to reconstruct improvements after casualty and to make further improvement of said property.

4. To enforce the provisions of the Declaration and these Articles, the Bylaws of the Corporation which may be hereafter adopted, and the rules and regulations governing the use of the Community Center and Wellness Facility as the same may be hereafter established.

5. Subject to the limitations set forth in Section 720.31, Florida Statutes, as amended from time to time, to now or hereafter acquire and enter into leases and agreements of every nature, whereby the Corporation, either acquires or grants leaseholds, memberships and other possessory or use interest in land or facilities, all as may be deemed by the Board of Directors to be in the best interests of the Corporation. Without limiting the generality of the foregoing, the Association and the Declarant reserve the right to lease the Community Center and Wellness Facility to the Declarant or an entity controlled by the Declarant on terms deemed by the Board of Directors to be in the best interests of the Corporation.

6. To exercise, undertake and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the Corporation pursuant to the Declaration.

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

8. To borrow money, and with the assent of the representatives of two-thirds (2/3rds) of each class of Members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

9. To dedicate, sell or transfer all or any part of the Community Center and Wellness Facility to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication, sale or transfer shall be effective unless an instrument has been signed by the representatives of two-thirds (2/3rds) of each class of Members, agreeing to such dedication, sale or transfer; provided, however, that there shall be no requirement of participation by or agreement of the Members in the event the dedication, sale or transfer is incidental to a replatting of any portion of the Community Center and Wellness Facility.

((H14000248240 3)))

10. To participate in mergers and consolidations with other nonprofit corporations organized for the same or related purposes.

11. To sue and be sued in a court of law.

12. To have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE IV – MEMBERS

The qualification of the members, the manner of their admission to membership, termination of such membership, and voting by members shall be as follows:

A. The Declarant, the owners of all Lots in the Subdivision, and any person or entity obligated by these Articles, the By-Laws, or the Declaration to pay an assessment or amenity fee shall be members of the Corporation, and no other persons or entities shall be entitled to membership. Membership is appurtenant to, and inseparable from, ownership of a Lot. As more fully provided in the Declaration, Lots 50-60 and 209-215, on which the Community Center and Wellness facility is to be situated, are excluded from assessments levied by the Association.

B. Membership shall be established by the acquisition of fee title to a Lot in the Subdivision or by acquisition of a fee ownership interest therein, whether by conveyance, devise, judicial decree or otherwise, and the membership of a party shall be automatically terminated upon his or her being divested of all title to his or her entire fee ownership interest in any Subdivision Lot, except that nothing herein contained shall be construed as terminating the membership of any party who may own two or more Subdivision Lots, so long as such party shall retain title to or a fee ownership interest in any Lot.

C. The interest of a member in the funds and assets of the Corporation cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his or her Lot. The funds and assets of the Corporation shall belong solely to the Corporation, subject to the limitation that the same be expended, held or used for the benefit of the membership and for the purposes authorized herein in the Declaration and in the Bylaws.

D. The Association shall have two classes of voting membership:

1. CLASS A. Class A members shall be all Lot owners and any other person or entity obligated by these Articles, the By-Laws, or the Declaration to pay an assessment or amenity fee, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

2. CLASS B. Class B member shall be the Declarant, who shall be entitled to three votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership ("Turnover") on the happening of any of the following events, whichever occurs earlier:

(a) the total votes outstanding in the Class A Membership equals the total votes outstanding in the Class B Membership; or

((H14000248240 3)))

- (b) the date exactly 9 years after the recording of the Declaration; or
- (c) at the election of the Declarant (whereupon the Class A members shall be obligated to elect the Board of Directors and assume control of the Association); or
- (d) three (3) months after 90% of the Lots have been conveyed to Owners.

Upon the happening of any of these events, Declarant shall call a special meeting of the Association to advise of the termination of Class "B" membership. From and after the happening of these events, whichever occurs earlier, the Class B members shall be deemed Class A members entitled to one (1) vote for each Lot in which they hold the interest required for membership.

ARTICLE V - TERM

Existence of the Corporation shall commence with the filing of these Articles with the Florida Secretary of State. The Corporation shall exist in perpetuity. In the event of termination, dissolution of the final liquidation of the Corporation, any corporate assets will be dedicated to a public body, or conveyed to a non-profit organization of similar purpose.

ARTICLE VI - PRINCIPAL OFFICE

The principal office of the Corporation shall be located initially at 1623 E. Vine Street, Suite 200, Kissimmee, FL 32744, but the Corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors

ARTICLE VII - INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of this Corporation shall be located at 1623 E. Vine Street, Suite 200, Kissimmee, FL 32744, and the initial registered agent of the Corporation shall be Sean Froelich. The Corporation may change its registered agent or the location of its registered office, or both, from time to time without amendment of these Articles.

ARTICLE VIII - DIRECTORS

The affairs of the Corporation shall be managed by the Board of Directors. The number of members of the first Board of Directors of the Corporation shall be three (3). The number of members of succeeding boards of directors shall be three (3) except as changed from time to time by the Bylaws of the Corporation; provided, however, that the number of Directors shall always be an odd number. The members of the Board of Directors shall be elected as provided by the Bylaws of the Corporation, which provide for election of directors at the first annual meeting following the cessation of the Class B membership. The annual meeting of the Corporation shall be held on the third Tuesday of January of each year. The Board of Directors shall be members of the Corporation or shall be authorized representatives, officers or employees of a corporate member of the Corporation.

Any vacancies in the Board of Directors occurring before the first election will be filled by the remaining directors.

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The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Name:Address:

Thomas N. Tompkins

1623 E. Vine Street, Suite 200
Kissimmee, FL 34744

Domingo Sanchez

1623 E. Vine Street, Suite 200
Kissimmee, FL 34744

Barbara Belew

1623 E. Vine Street, Suite 200
Kissimmee, FL 34744**ARTICLES IX – OFFICERS**

The Board of Directors shall elect a President, Vice President and Secretary/Treasurer and as many additional Vice Presidents and Assistant Secretary/Treasurers as the Board shall determine. The President shall be elected from among the membership of the Board of Directors but no other officer needs to be a director. The same person may hold two offices, the duties of which are not incompatible; provided, however, that the office of the President and Vice President shall not be held by the same person, nor shall the office of President and Secretary/Treasurer or Assistant Secretary/Treasurer be held by the same person.

The affairs of the Corporation shall be administered by the officers designated in the Bylaws of this Corporation. Said officers will be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and, with the approval of the Board of Directors, may employ a managing agent and/or such other managerial and supervisory personnel or entities to administer or assist in the administration of the operation and management of the Common Areas and the affairs of the Corporation, and any such person or entity may be so employed without regard to whether such person or entity is a member of the Corporation or a Director of the Corporation.

The names and addresses of the officers who will serve until their successors are designated are as follows:

Name:Address:

Thomas N. Tompkins

1623 E. Vine Street, Suite 200
Kissimmee, FL 34744

Domingo Sanchez

1623 E. Vine Street, Suite 200
Kissimmee, FL 34744

Barbara Belew

1623 E. Vine Street, Suite 200
Kissimmee, FL 34744

(((H14000248240 3)))

ARTICLE X – SUBSCRIBERS

The subscribers to these Articles of Incorporation are:

Name:**Address:**

Thomas N. Tompkins

1623 E. Vine Street, Suite 200
Kissimmee, FL 34744

Domingo Sanchez

1623 E. Vine Street, Suite 200
Kissimmee, FL 34744

Barbara Belew

1623 E. Vine Street, Suite 200
Kissimmee, FL 34744**ARTICLES XI – BYLAWS**

The original Bylaws of the Corporation shall be adopted by the Board of Directors and thereafter, such Bylaws may be altered or rescinded by the Board in such manner as said Bylaws may provide.

ARTICLE XII – INDEMNIFICATION

Every director and every officer of the Corporation shall be indemnified by the Corporation against all expenses and liabilities, including attorney's fees reasonably incurred by or imposed upon him or her in connection with any proceeding to which he or she may be a party, or in which he or she may become involved, by reason of his being or having been a director or officer of the Corporation, 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 or her duties. Provided, however that in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall only apply if the Board of Directors approves such settlement and reimbursement as being in the best interests of the Corporation. 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 XII – DISSOLUTION

The Association shall exist in perpetuity; provided, however, if the Association is dissolved, the assets and property of the Association shall be conveyed or dedicated to a similar nonprofit corporation, association or other organization to be devoted to such similar purposes. In any event, the Association may only be dissolved with the assent given in writing and signed by not less than the representatives of two-thirds (2/3rds) of each class of Members.

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ARTICLE XIV – COMMENCEMENT AND DURATION OF CORPORATE EXISTENCE

This Association shall commence corporate existence on the date of filing these Articles with the Florida Secretary of State and shall have perpetual existence unless sooner dissolved according to law.

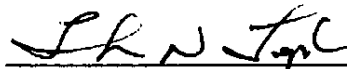
ARTICLE XV – AMENDMENTS

This Association reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, provided that it is approved by two thirds (2/3rds) of each class of Members.

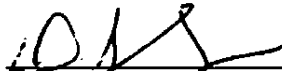
ARTICLE XVI – DEFINITIONS

Capitalized terms contained herein shall have the definitions and meanings set forth in the Declaration, unless expressly provided herein to the contrary.

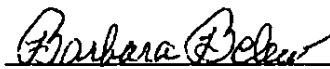
IN WITNESS WHEREOF, the undersigned do hereby make and file these Articles of Incorporation declaring and certifying that the facts stated herein are true, and hereby subscribe thereto and hereunto set their hand and seal this 21 day of October, 2014.



Thomas N. Tompkins



Domingo Sanchez

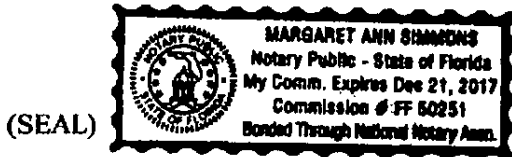


Barbara Belew

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STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 22 day of oct, 2014, by
Thomas N. Tompkins.



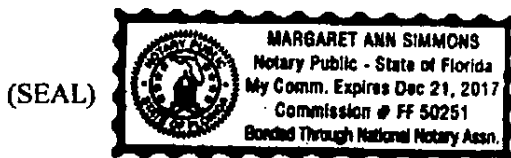
Margaret Ann Simmons
Signature of Notary Public

Name of Notary Public (Typed, Printed or stamped)

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced: _____

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 22 day of oct, 2014, by
Domingo Sanchez.



Margaret Ann Simmons
Signature of Notary Public

Name of Notary Public (Typed, Printed or stamped)

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced: _____

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STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 21 day of Oct, 2014, by
Barbara Belew.

(SEAL)



Margaret Ann Simmons
Signature of Notary Public

Name of Notary Public (Typed, Printed or
stamped)

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced: _____

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

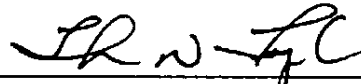
In compliance with Section 48.091, Florida Statutes, the following is submitted:

THE DUNDEE VILLAGE COMMUNITY ASSOCIATION, INC. desiring to organize as a corporation under the laws of the State of Florida with its registered office and principal place of business at 1623 E. Vine Street, Suite 200, Kissimmee, FL 34744, has named and designated Thomas N. Tompkins as its Registered Agent to accept service of process within the State of Florida.

ACKNOWLEDGMENT

Having been named to accept service of process for the above named 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 relating to the proper and complete performance of my duties as Registered Agent.

Dated this 12 day of October, 2014.



Thomas N. Tompkins, Registered Agent

(((H14000248240 3)))

EXHIBIT "A"**Legal Description**

Lots 50-60 and 209-215, THE RIDGE AT SWAN LAKE, according to the Plat thereof, as recorded in Plat Book 146, Page 8, of the Public Records of Polk County, Florida.

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