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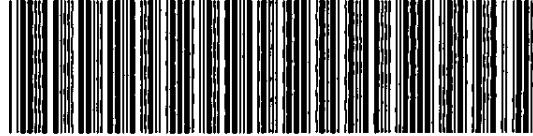
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CLERK OF STATE
TALLAHASSEE, FLORIDA

4/28/15

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Windsor Park, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☒ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Paul H. Nessler, Jr.
Name (Printed or typed)

10002 Cortez Blvd.
Address

Spring Hill, FL 34613
City, State & Zip

(352) 596-4242
Daytime Telephone number

paulnessler@bellsouth.net
E-mail address: (to be used for future annual report notification)

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

15 APR 27 PM 3:48

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NOTE: Please provide the original and one copy of the articles.



FLORIDA DEPARTMENT OF STATE
Division of Corporations

April 9, 2015

PAUL H. NESSLER, JR.
10002 CORTEZ BLVD.
SPRING HILL, FL 34613

SUBJECT: HOMEOWNER'S ASSOCIATION OF WINDSOR PARK, INC.
Ref. Number: W15000024677

We have received your document for HOMEOWNER'S ASSOCIATION OF WINDSOR PARK, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The Florida Statutes require an entity to designate a street address for its principal office address. A post office box is not acceptable for the principal office address. The entity may, however, designate a separate mailing address. The mailing address may be a post office box.

Please return the corrected original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Claretha Golden
Regulatory Specialist II
New Filing Section

Letter Number: 115A00007073

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15 APR 27 PM 3:48

FLORIDA DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA 32314

ARTICLES OF INCORPORATION
HOMEOWNER'S ASSOCIATION OF
WINDSOR PARK, INC.

(A Corporation Not For Pecuniary Profit)

FILED
15 APR 27 PM 3:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

We, the undersigned, do hereby certify that we have associated ourselves together for the purpose of becoming a corporation not for pecuniary profit, under and in accordance with the provisions of Chapter 617, Florida Statutes, providing for the formation, rights, privileges and immunities of corporations not for profit, and pursuant to the terms of said statute, we hereby make, subscribe, acknowledge and file these Articles of Incorporation and further disclose as follows:

ARTICLE I

The name of this corporation shall be HOMEOWNER'S ASSOCIATION OF WINDSOR PARK, INC. (A Corporation Not For Pecuniary Profit), whose registered office and principal office and mailing address shall be 4530 Commercial Way, Spring Hill, Florida 34606; and Robert D. Eaton is hereby designated as the registered agent of said corporation at the above address. The corporation is referred to herein as either "Corporation" or "Association".

ARTICLE II

This Corporation shall have the power and authority to forward the purposes and accomplish the objects hereinafter set forth, and to do and perform the same in accordance with the law as follows:

A. To provide for the preservation and architectural control of landscaping, detention areas and recreation facilities, if any, within that certain tract of property known as WINDSOR PARK, a subdivision located in Hernando County, Florida, according to the plat recorded in Plat Book 41, at pages 25 through 26, inclusive, of the Public Records of Hernando County, Florida, (hereinafter referred to as the "Properties") and such other property that may from time to time be placed under the control of this Association pursuant to the Declaration of Covenants, Conditions

and Restrictions (hereinafter referred to as the "Restrictions") recorded or to be recorded upon the aforesaid properties, said Restrictions being incorporated herein as if set forth at length; and to promote the health, safety and welfare of the residents within the aforesaid properties and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose.

B. To exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Restrictions applicable to the properties and recorded or to be recorded in the Office of the Clerk of the Circuit Court of Hernando County, Florida, and as the same shall be amended from time to time as provided.

C. To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Restrictions; to 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 the property of the Association.

D. To acquire by gift, purchase or otherwise, and to 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.

E. To borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

F. To dedicate, sell or transfer all or any part of the "common areas" 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 or transfer, except that made by the Developer pursuant to the Restrictions or any plat of the subject property as a subdivision, shall be effective unless an instrument has been signed by three-fourths of the aggregate of voting members agreeing to such dedication, sale or transfer. "Common Area" shall include, without limitation, any interest in real property owned by this Corporation and such additional properties or facilities as may from time to time be designated as Common Area or Limited Common Area under the Restrictions referenced

above, or any supplemental Restrictions, each such designation to be by recorded instrument, together with the landscaping and any improvements thereon, including, without limitation, all roads, road curbs, structures, recreational facilities, open space, walkways, sprinkler systems, swimming pool and street lights, but excluding any public utility, or CATV installations, lines, equipment or easements thereon. "Declarant" or "Developer" as used herein shall mean and refer to ARTISTIC HOMES ENTERPRISES, INC., a Florida corporation, its successors and/or assigns, if such successors and/or assigns should acquire more than one lot from the Declarant for the purpose of re-development.

G. To participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and "common areas", provided that any such merger, consolidation or annexation shall have the assent of the three-quarters of the aggregate of voting members.

H. To adopt and use a common corporate seal and alter the same; PROVIDED, however, that such seal shall always contain the words "Corporation Not For Pecuniary Profit".

I. To have and to exercise any and all powers, rights and privileges which a corporation organized under Chapter 617, Florida Statutes, may now or hereafter have or exercise.

J. It is the responsibility of this corporation to operate and maintain the surface water management system within the subdivision known as WINDSOR PARK, according to the plat recorded in Plat Book 41, at pages 25 through 26, inclusive, of the Public Records of Hernando County, Florida. The surface water management system is owned by the Association or described herein as common property. Any amendment of these documents which would affect the surface water management system, including the water management portions of the common areas, must have prior written approval of the Southwest Florida Water Management District (SWIFTMUD).

ARTICLE III

Every person or entity who is a record owner of a fee or undivided interest in any lot or unit which is subject by easements or other documents of record to assessment by the Association, including any contract vendee under a recorded Agreement for Deed, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot or unit which is subject to assessment by the Association.

"LOT" or "UNIT" shall mean and refer to any residential and individual plat or land within the properties and shown upon any recorded subdivision map or pre-subdivision map of the properties, together with any improvements located thereon, for which a certificate of occupancy or other comparable certification has been issued.

ARTICLE IV

The Association shall have two (2) classes of voting membership:

CLASS A: Class A members shall be all owners of Lots or Units, with the exception of the Declarant, and they shall be entitled to one (1) vote for each lot owned. When more than one (1) person holds an interest or interests in any lot, all such persons shall be members. The vote for such lot shall be exercised as they, among themselves, determine; but in no event shall more than one (1) vote be cast with respect to any such lot.

CLASS B: Class B members shall be the Declarant, and it shall be entitled to four (4) votes for every lot owned. The Class B membership shall cease and be converted to a Class A membership upon the earliest of the following events:

- (1) When the total votes outstanding in the Class A membership equal the total outstanding in the Class B membership;
- (2) Three months after 90 percent of all lots in all phases to be operated by the corporation have been conveyed to members;

(3) At any time the Declarant shall elect, in its sole discretion, to convert the Class B Memberships held by it to Class A memberships.

ARTICLE V

The HOMEOWNER'S ASSOCIATION OF WINDSOR PARK, INC., (A Corporation Not For Pecuniary Profit), shall exist perpetually or until such time as the same becomes dissolved or merged.

ARTICLE VI

The names and residences of the subscribers to these Articles of Incorporation are as follows:

ARTISTIC HOMES ENTERPRISES, INC., a Florida Corporation	
by it's President	
Robert D. Eaton	4530 Commercial Way
	Spring Hill, Florida 34606

ARTICLE VII

The affairs of this corporation not for pecuniary profit shall be managed by the following officers:

Robert D. Eaton	- President
Robert B. Eaton	- Vice-President
Theresa A. Eaton	- Secretary
Theresa A. Eaton	- Treasurer

The foregoing officers shall serve until the first annual meeting, and all succeeding officers shall serve for a period of one (1) year.

ARTICLE VIII

The Board of Directors of this corporation shall consist of not less than three (3) Directors, and shall be elected as provided in the Bylaws. The names and addresses of the first Board of Directors are as follows:

Robert B. Eaton	4530 Commercial Way Spring Hill, Florida 34606
Theresa A. Eaton	4530 Commercial Way Spring Hill, Florida 34606
Robert D. Eaton	4530 Commercial Way Spring Hill, Florida 34606

ARTICLE IX

The Bylaws of this corporation may be made, altered or rescinded by a three-quarters of the members present and voting at an annual meeting.

ARTICLE X

Amendments to these Articles of Incorporation shall be proposed at a regular meeting of the membership, and each such proposed amendment to these Articles of Incorporation shall be presented at least ten (10) days before such meeting, and such amendment shall be put to a vote and shall be ratified and adopted by a three-quarters affirmative vote of the members voting.

ARTICLE XI

No person, firm or corporation shall ever receive any dividends or profits from the undertaking of this corporation, and upon dissolution of this organization, all of its assets remaining after payment of all costs and expenses of such dissolution shall be distributed to like organizations or to the Federal Government or to a state or local government for a public purpose, and none of the assets will be distributed to any member, officer, director or trustee of this corporation.

ARTICLE XII

The officers of this corporation shall be charged with the obligations and duty of maintaining in good working order the necessary and proper equipment and other implements essential for the carrying out of the purposes as set forth in these Articles of Incorporation and the Bylaws of this corporation; to maintain proper books of account and inventories with regard to dues, receipts, disbursements and property of this corporation.

ARTICLE XIII

The Board of Directors of this corporation shall be charged with the obligation and duty of adopting and promulgating the general policy of this corporation with respect to the purposes for which it is herein formed.

ARTICLE XIV

Notwithstanding any other provision of these Articles, this corporation will not carry on any other activities not permitted to be carried on by: (a) a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code of 1954, or the corresponding provision of any future United States Internal Revenue Law; or (b) a corporation, contributions to which are deductible under Section 170 (c)(2) of the Internal Revenue Code of 1954, or any other corresponding provision of any future United States Internal Revenue Law.

ARTICLE XV

Said corporation is organized exclusively for not for profit purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code of 1954, or the corresponding provision of any future United States Internal Revenue Law.

IN WITNESS WHEREOF, we, the undersigned organizers and incorporators, have hereunto set our hands and seals this 25 day of MARCH, 2015, for the purpose of forming this nonprofit corporation under the laws of the State of Florida, and we hereby make and file in the Office of the Secretary of State of Florida this Certificate of Incorporation and certify that the facts herein stated are true.

Witnesses As to All Signatures:

Heidi D. Hamie
Halie Meister

ARTISTIC HOMES ENTERPRISES, INC., a
Florida Corporation

Robert D. Eaton
by Robert D. Eaton, President

STATE OF FLORIDA
COUNTY OF Hernando

BEFORE ME, the undersigned authority, personally appeared Robert D. Eaton as president of ARTISTIC HOMES ENTERPRISES, INC., a Florida Corporation, to me well known, or who produced _____ as identification, who in my presence, hereunto subscribed their names and signatures to the foregoing Articles of Incorporation for HOMEOWNER'S ASSOCIATION OF WINDSOR PARK, INC., (A Corporation Not For Pecuniary Profit).

DATED this 25th day of March, 2015,



Halie Meister
NOTARY PUBLIC
Print Name: Halie Meister
My Commission Expires: 12/26/16

ACKNOWLEDGMENT:

Having been named to accept service of process for the above-stated corporation at the place designated in these Articles of Incorporation, I hereby accept to act in this capacity, and agree to comply with the provisions of Chapter 48.091, Florida Statutes, relative to keeping open said registered office.

Robert D. Eaton
Robert D. Eaton

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CLERK OF STATE
TALLAHASSEE, FLORIDA