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T SCHROEDER

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Pine Hollow II

Property Owners Association, Inc.

Signature _____

Requested by: SETH

10/29

Name

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**ARTICLES OF INCORPORATION
OF
PINE HOLLOW II PROPERTY OWNERS ASSOCIATION, INC.
A NONPROFIT CORPORATION**

The undersigned natural person of legal age, who is a citizen of the State of Florida, acting as incorporator of a corporation under Chapter 617 of the Florida Statutes, does hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I

The name of the corporation (called the Association) is Pine Hollow II Property Owners Association, Inc.

ARTICLE II

The Association is a non-profit corporation.

ARTICLE III

The business address and the mailing address of the association is 4401 Whiteway Dairy Road, Fort Pierce, FL 34947.

ARTICLE IV

The existence of this Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE V

The purposes for which the Association is formed are to provide for maintenance, preservation, and architectural control, and services to the residential lots and improvements thereon, and common area, within a certain subdivided tract of real property described as PINE HOLLOW UNITS THREE AND FOUR, a Subdivision, according to the plat thereof filed in Public Records of St. Lucie County, Florida, and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purposes, of real property described as follows:

(See Exhibit "A" Attached)

In furtherance of such purposes, the Association shall have the power to:

(a) Perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions (the Declaration) applicable to the subdivision and to be recorded in the public records of St. Lucie County, Florida;

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(b) Affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means, including foreclosure; and 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 on the property of the Association;

(c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

(d) Borrow money and, subject to the consent by vote of written instrument of two-thirds of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds of each class of members, agreeing to such dedication, sale, or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional property and common areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument of two-thirds of each class of members;

(g) Have and exercise any and all powers, rights, and privileges that a corporation organized under chapter 617 of the Florida Statutes by law it may now or hereafter have or exercise.

(h) The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the South Florida Water Management District Permit No. 56-00623-S requirements and applicable District rules, and shall assist in the enforcement of the Declaration provisions which relate to the surface water or stormwater management system(s). The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system(s).

The Association is organized and shall be operated exclusively for the aforementioned purposes. The activities of the Association shall be financed by assessments on members as provided in the Declaration, and no part of any net earnings shall inure to the benefit of any member.

ARTICLE VI

The street address of the initial registered office of the Association is 4401 Whiteway Dairy Road, Fort Pierce, FL 34947, and the name of its initial registered agent at such address is Darren Guettler.

ARTICLE VII

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the Association, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

ARTICLE VIII

The directors shall be elected or appointed as stated in the By-Laws. The number of directors constituting the initial board of directors of the Association is two (2).

ARTICLE IX

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with the legal operation and maintenance required pursuant to Section 40E of the Florida Administrative Code, and be approved by the South Florida Water Management District prior to such termination, dissolution or liquidation.

ARTICLE X

The name and street address of each incorporator is:

Name	Address
Darren Guettler	4401 Whiteway Dairy Road Fort Pierce, FL 34947

Executed at Fort Pierce, Florida, on October 12, 2015.

Darren Guettler
Darren Guettler, Incorporator

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me this 12th day of October, 2015, by Darren Guettler, who is personally known to me or who produced _____ as identification.



SHARON M. MORRIS
MY COMMISSION # FF 136734
EXPIRES: July 31, 2018
Bonded Thru Budget Notary Services

[12114.0000004/1757954/1]

Sharon M. Morris
Notary Public

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CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

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

PINE HOLLOW II PROPERTY OWNERS ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office as designated in the Articles of Incorporation, Fort Pierce, St. Lucie County, Florida, has named Darren Guettler, located at 4401 Whiteway Dairy Road, Fort Pierce, FL 34947, as its agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provisions of said Act relative to keeping open said office.



Darren Guettler
Registered Agent

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EXHIBIT "A"

PINE HOLLOW UNITS THREE AND FOUR - LEGAL DESCRIPTION

Proposed Plat of Pine Hollow Units Three & Four, described as follows:

That part of the SE 1/4, lying in Section 21, Township 35 South, Range 39 East, St. Lucie County, Florida, less and except rights of way for Canal No. 49 and Canal No. 50, and less the East 100 feet for road right of way and less Pine Hollow Unit One, as recorded in Plat Book 27, page 11 and less Pine Hollow Unit Two, as recorded in Plat Book 38, page 10, both of the Public Records of St. Lucie County, Florida.

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