

N160000001391

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_

Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



100282015551

NOT RECORDED  
IS ACKNOWLEDGEMENT  
SUFFICIENT FOR FILING

16 FEB 11 PM 1:59

RECEIVED

16 FEB 11 PM 2:26

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

FEB 11 2016

T SCHROEDER

CORPORATION SERVICE COMPANY  
1201 Hays Street  
Tallahassee, FL 32301  
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 013548 149697A

AUTHORIZATION : 

COST LIMIT : \$ 70.00

ORDER DATE : February 11, 2016

ORDER TIME : 10:37 AM

ORDER NO. : 013548-005

CUSTOMER NO: 149697A

DOMESTIC FILING

NAME: HICKMAN PLACE PROPERTY OWNERS  
ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP  
       ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

       CERTIFIED COPY  
XX PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Courtney Williams - EXT. 62935

EXAMINER'S INITIALS: \_\_\_\_\_

**ARTICLES OF INCORPORATION  
OF  
HICKMAN PLACE PROPERTY OWNERS ASSOCIATION, INC.**

We, the undersigned, wishing to form a corporation, not-for-profit, under Chapter 617 of the Florida Statutes, do hereby adopt the following Articles of Incorporation:

**ARTICLE I  
Name and Location**

The name of the corporation shall be Hickman Place Property Owners Association (hereinafter "The Association"). The principal office shall be at 300 Cedar Elm Court, Irving, TX 75063.

**ARTICLE II  
Purpose of the Association**

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which this corporation is organized are:

1. To operate, maintain and manage the stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit no. IND-117-141341-1 and applicable District rules, and to assist in the enforcement of the restrictions and covenants contained therein.
2. To carry out any responsibilities of the Association required in the Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded in Official Records Book 8595, Page 1159, Public Records of Seminole County, Florida, as amended from time-to-time ("Declaration"), including but not limited to the maintenance of any easement area that is located within any future tracts.

**ARTICLE III  
Powers of the Association**

The Association shall levy and collect adequate assessments, annual or special, against members of the Association to (i) pay for the costs of maintenance, repair and operation of the Stormwater Management System and any easement areas located within any future tracts; (ii) collect any taxes and assessments associated therewith in accordance with the By-Laws and the Declaration, as same may be modified from time-to-time; and (iii) carry out any other responsibilities of the Association required under the Declaration, as amended from time-to-time.

The assessments shall be used for the maintenance and repair of the stormwater management systems and mitigation or preservation areas, including but not limited to work within retention areas, drainage structures and drainage easements.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
10 SEP 1  
PM 2:26

## **ARTICLE IV Members**

The Members of the Association shall consist of all of the record owners of the Hickman Place, which is described in **Exhibit "A."**

1. Change of membership in the Association shall be established by recording in the Public Records of Seminole County, Florida, a deed or other instrument establishing a record title to a property within the Property described in **Exhibit "A,"** and by delivering a certified copy to the Association, of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.
2. The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his property.
3. The owner of each Parcel, as defined in the Declaration, shall be entitled to at least one vote as a member of the Association. In the event there is more than one person or entity that owns a Parcel, only one vote shall be cast for each Parcel.

## **ARTICLE V Board of Directors and Officers**

The affairs of the Association shall be managed by a Board of Directors, a president and vice president (who shall at all times be members of the Board of Directors) and a secretary and treasurer. The officers shall be elected at the first meeting of the board of directors following each annual meeting of members. Directors shall be elected according to the Bylaws.

The names of the officers who are to serve until the first election are:

President: Manhar Patel  
Vice President: Dahyabhai N. Patal  
Secretary: Biren Patel  
Treasurer: Dahyabhai N. Patal

The number of persons constituting the first Board of Directors shall be three (3), and their names and addresses are as follows:

Manhar Patel, 300 Cedar Elm Court, Irving, TX 75063  
Dahyabhai N. Patal, 300 Cedar Elm Court, Irving, TX 75063  
Biren Patel, 300 Cedar Elm Court, Irving, TX 75063

The President shall serve as Chairman of the Board of Directors.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
16 FEB 11 PM 2:26

**ARTICLE VI  
Incorporators**

The name and address of the incorporator of these Articles of Incorporation is:

Sharon B. Abner, Esquire  
Swann Hadley Stump Dietrich & Spears  
1031 W. Morse Blvd., Suite 350  
Winter Park, Florida 32789

**ARTICLE VII  
By-Laws**

The first By-Laws of the Association shall be adopted by the Board of Directors at its first regular meeting following approval by the Secretary of State of Florida of these Articles of Incorporation, and may be altered, amended or rescinded in the manner provided by the By-Laws.

**ARTICLE VIII  
Amendment to Articles of Incorporation**

These Articles of Incorporation may be amended in whole or in part by the Board of Directors, subject, however, to approval by the membership by a vote of two-thirds of the total membership votes of this corporation, which votes are cast at any regular meeting or a special meeting called for that purpose, as provided by the By-Laws.

**ARTICLE IX  
Existence and Duration**

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The corporation shall exist perpetually.

**ARTICLE X  
Dissolution**

In the event of termination, dissolution or final liquidation of the Association (i) the responsibility for the operation and maintenance of the stormwater management system must be transferred to and accepted by an entity which complies with Rule 62-330.310 F.A.C. and Applicant's Handbook Volume I, Section 12.3, and be approved by St. Johns River Water Management District prior to such termination, dissolution or liquidation; and (ii) the responsibility for the operation and maintenance of the Lift Station shall be the responsibility of the individual Parcel owners as set forth in the Declaration.

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
16 FEB 11 PM 2:26

**ARTICLE XI**  
**No Conflict with REA**

In the event that any language or provision in these Articles of Incorporation, or appurtenant by-laws conflict with the Declaration, the Declaration will govern.


**ARTICLE XII**  
**Registered Agent & Office**

The initial registered office of the corporation shall be. The initial Registered Agent at said address shall be.

Swann Hadley Stump Dietrich & Spears, P.A.  
1031 W. Morse Blvd., Suite 350  
Winter Park, Florida 32789

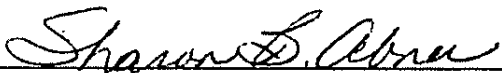
The undersigned hereby accepts the position as registered agent.

Swann Hadley Stump Dietrich & Spears P.A.

By:   
Print Name: Dr. Paul Dietrich II

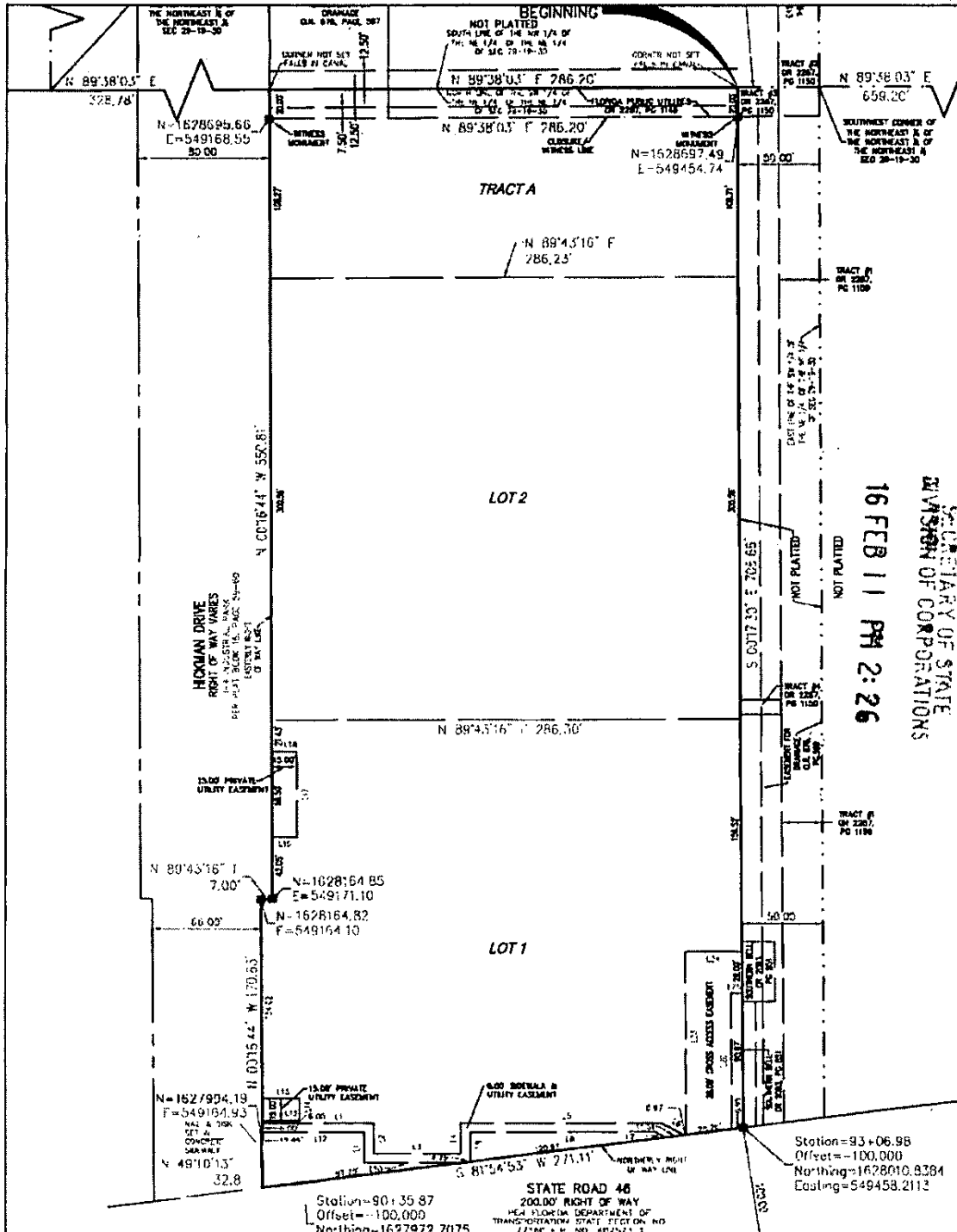
**IN WITNESS WHEREOF**, for the purpose of forming this corporation under the laws of the State of Florida:

The undersigned, constituting the Incorporator of this Association, has executed these Articles of incorporation this 11th day of February, 2016.

  
Sharon Abner  
Incorporator

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
16 FEB 11 PM 2:26

# Exhibit "A"



H:\ELEVATION - WAWA PROPERTY\PROPERTY OWNERS ASSOCIATION - ARTICLES OF INCORPORATION REVISED 2-10-2016.DOCX