

N16000003598

\_\_\_\_\_  
(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

626-



200283788242

03/29/16--01015--015 \*\*78.75

FILED  
16 APR -6 PM 2:18  
FBI - MEMPHIS

4/7/14

**TULA MICHELE HAFF**

*Attorney and Counselor at Law*

TELEPHONE  
863.421.2626

135 NORTH 6TH STREET, SECOND FLOOR  
HAINES CITY, FLORIDA 33844-4247

FACSIMILE  
863.421.2828

April 5, 2016

Secretary of State  
Division of Corporations  
ATTN: Claretha  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32314

VIA NEXT DAY AIR

**RE: Corrective Articles of Incorporation of  
GREENSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC.  
Document Number W16000024753  
Our File No.: 14249**


Dear Secretary of State:

Attached you will find the original corrective Articles of Incorporation and Designation of Registered Agent to be filed with your office. Our firm's check number 2081 in the amount of \$70.00 to cover the filing fee and \$8.75 for a certified copy was sent to you on March 25, 2016, when the original Articles were submitted.

Please file the corrective Articles of Incorporation and return the certified copy of the same to my office upon completion. I have enclosed a return Federal Express envelope for your convenience in sending the certified copy.

If you have any questions, please feel free to contact my office.

Very truly yours,

  
Tula Michele Haff

TMH/dlh  
Enclosures

FILED  
16 APR -6 PM 2:10  
TALLAHASSEE, FL



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

April 4, 2016

TULA MICHELE HAFF, ESQUIRE  
135 NORTH 6TH STREET  
SECOND FLOOR  
HAINES CITY, FL 33844-4247

SUBJECT: GREENSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC.  
Ref. Number: W16000024753

We have received your document for GREENSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

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: 116A00006834

FILED  
16 APR -6 PM 2:16  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**  
**OF**  
**GREENSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC.**  
A NOT FOR PROFIT FLORIDA CORPORATION

FILED  
16 APR -6 PM 2:10

In compliance with the requirements of Florida Statutes 617, the undersigned, for the purpose of forming a corporation not for profit and does hereby certify:

**ARTICLE I.**

The name of the corporation is **Greenside Village Homeowners Association, Inc.**, hereinafter called the "Association".

**ARTICLE II.**

The initial principal office of the Association is located at 5754 SR 542 West, Suite 5, Winter Haven, FL 33880.

**ARTICLE III.**

Harold R. Baxter whose address is 5754 SR 542 West, Suite 5, Winter Haven, FL 33880, is hereby appointed the initial registered agent of this Association.

**ARTICLE IV.**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residence lots and Common Areas within that certain tract of property described on Exhibit "A" ("Property") attached hereto and made a part hereof, and to promote the health, safety and welfare of the residents within the above described Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

- (a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Public Records of Pasco County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; 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;

(c) 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;

(d) Borrow money, and with the assent of two-thirds (2/3) 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;

(e) 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 shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) 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 two-thirds (2/3) of each class of members;

(g) Operate, maintain and manage common property, including specifically the surface water management system, stormwater or stormwater management system facilities in a manner consistent with and as permitted by the Southwest Florida Water Management District, the Water Management Permit and applicable District rules, including but not limited to all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas or appurtenances, and wetland mitigation areas, all drainage rights of way, water management tracts, drainage facilities, conservation districts, conservation areas, and buffer zones, as shown on the Plat and related appurtenances, including, but not limited to, contracting for services as to same by a maintenance company and assist in the enforcement of the covenants and restrictions in the Declaration of Covenants, Conditions, Easements and Restrictions which relate to the Stormwater or Stormwater Management System Facilities;

(h) To require all owners of residential lots within the Property to be members of the Association;

(i) 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;

(j) To sue and be sued in the name of the Association.

#### **ARTICLE V.**

The affairs of this Association shall be managed by a Board of three (3) and up to nine (9) Directors who need not be members of the Association and who shall be elected by the Members in the manner set forth in the Bylaws of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association.

#### **ARTICLE VI.**

The affairs of this Association shall be administered by a President, Vice-President, Secretary and Treasurer, who need not be members of the Association. The Board of Directors at its first meeting shall elect the officers, and they shall serve at the direction of the Board of Directors.

#### **ARTICLE VII.**

The name and address of the incorporator/ subscriber to these Articles of Incorporation for the Association is:

Harold R. Baxter  
5754 SR 542 West, Suite 5  
Winter Haven, FL 33880

#### **ARTICLE VIII.**

The By-Laws of the Association will be adopted by a two-thirds (2/3) majority of the Board of Directors, all homeowners, lot owners, property owners or unit owners to be members.

#### **ARTICLE IX.**

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members as set forth in the Declaration of Covenants, Conditions and Restrictions. Upon dissolution of the Association other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

FILED

16 APR -6 PM 2:18

**ARTICLE X.**

The corporation shall exist perpetually.

**ARTICLE XI.**

Amendment of these Articles shall require the assent of two-thirds (2/3) of the entire membership. Any amendment of these Articles, affecting the surface water management system facilities or the operation and maintenance of the surface water management system facilities shall have the prior written approval of the District.

**IN WITNESS WHEREOF**, for the purposes 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 5<sup>th</sup> day of April, 2016.

  
\_\_\_\_\_  
**Harold R. Baxter**

I do hereby accept the duties of registered agent.

  
\_\_\_\_\_  
Harold R. Baxter

STATE OF FLORIDA  
COUNTY OF POLK

**I HEREBY CERTIFY** that on this day, before me a notary public duly authorized in the State and County above named to take acknowledgments, personally appeared **Harold R. Baxter, Jr.** to me well known to be the person described in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he subscribed to these Articles of Incorporation.

Witness my hand and seal in the County and State aforesaid this 5<sup>th</sup> day of April, 2016.



  
\_\_\_\_\_  
Notary Public

## Exhibit "A"

A parcel of land lying in Section 34, Township 24 South, Range 17 East, Pasco County, Florida, being more fully described as follows:

Begin at the Northwest corner of Lot 6, Block D, MEADOW OAKS UNIT TWO, according to the Plat thereof recorded in Plat Book 25, Pages 121 through 125, of the Public Records of Pasco County, Florida; thence South 51 degrees 29 minutes 34 seconds East, along the Westerly line of said Lot 6, being also the Easterly right-of-way line of Maxfli Drive, 151.35 feet; thence radially, South 38 degrees 30 minutes 26 seconds West, to the Westerly right-of-way of Maxfli Drive being a non-tangent curve concave Southeasterly and having a radius of 935.00 feet; thence along said right-of-way the following two calls: Southeasterly along the arc of said curve 269.14 feet through a central angle of 16 degrees 29 minutes 33 seconds (chord bearing South 43 degrees 14 minutes 46 seconds East, 268.21 feet); thence South 35 degrees 00 minutes 00 seconds East, 1.26 feet; thence leaving said right-of-way, North 74 degrees 10 minutes 39 seconds West, 204.09 feet; thence North 86 degrees 00 minutes 00 seconds West, 275.00 feet; thence South 56 degrees 01 minutes 24 seconds West, 324.64 feet; thence South 65 degrees 29 minutes 08 seconds West, 91.24 feet; thence South 56 degrees 01 minutes 24 seconds West, 81.56 feet; thence North 56 degrees 24 minutes 53 seconds West, 125.88 feet; thence West, 87.96 feet; thence North 33 degrees 58 minutes 36 seconds West, 105.84 feet; thence North 48 degrees 50 minutes 00 seconds East, 741.18 feet; thence North 35 degrees 09 minutes 19 seconds East, 115.21 feet to the Southernmost corner of Lot 1 of FAIRWAY VILLAS AT MEADOW OAKS, as recorded in Plat Book 33, Pages 96 through 99, of the Public Records of Pasco County; thence along said plat boundary North 57 degrees 05 minutes 09 seconds East, 92.12 feet to the Southeast corner of said plat, being also a point on the East boundary of MEADOW OAKS PARCELS I & Q, as recorded in Plat Book 36, Pages 6 through 10; thence along said MEADOW OAKS PARCELS I & Q Plat boundary, South 27 degrees 58 minutes 47 seconds East, 38.37 feet; thence leaving said plat boundary, South 33 degrees 40 minutes 21 seconds East, 79.58 feet to East line of an access easement as recorded in Official Records Book 2001, Pages 209 through 214, being a non-tangent curve concave Northwesterly and having a radius of 596.42 feet; thence Southeasterly along the arc of said curve 13.00 feet through a central angle of 01 degrees 14 minutes 58 seconds (chord bearing South 34 degrees 26 minutes 47 seconds East, 13.00 feet); thence leaving said East line, North 57 degrees 05 minutes 41 seconds East, 194.08 feet; thence East 11.92 feet to East line of the aforesaid plat of MEADOW OAKS UNIT TWO; thence along said plat boundary the following three courses: South 37 degrees 32 minutes 43 seconds West, 8.39 feet; thence South 15 degrees 28 minutes 27 seconds West, 114.13 feet; thence South 07 degrees 44 minutes 13 seconds West, 119.05 feet to the POINT OF BEGINNING.

TOGETHER WITH the beneficial easements for drainage and utility purposes as recorded in Official Records Book 6826, Page 990 and Official Records Book 6826, Page 993, Public Records of Pasco County, Florida.