

Division of Corporations

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FLORIDA PROFIT/NON PROFIT CORPORATION
HERON CREEK TOWN CENTER NORTH ASSOCIATION, INC.

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**ARTICLES OF INCORPORATION
OF
HERON CREEK TOWN CENTER NORTH ASSOCIATION, INC.
(A Corporation Not For Profit)**

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In order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of corporations not for profit, the undersigned does hereby adopt and set forth these Articles of Incorporation, viz.:

**ARTICLE 1
NAME AND ADDRESS OF CORPORATION**

The name of this corporation is:

HERON CREEK TOWN CENTER NORTH ASSOCIATION, INC.

hereinafter in these Articles referred to as the "Association." The initial principal office address of the Association is 4524 S.E. 16th Place, Suite 3, Cape Coral, Florida 33904.

**ARTICLE 2
PURPOSES**

2.1 General Purposes. The Association is organized for the general purpose of promoting the health, safety, and welfare of the owners of property within the development center known as Heron Creek Town Center North in Sarasota County, Florida, which is being developed by Heron Creek Associates, Ltd., a Florida limited partnership ("Associates"). The Center is more particularly described in that certain document entitled "Declaration of Restrictions for Heron Creek Town Center North" (the "Declaration"), which is to be recorded in the Public Records.

2.2 Specific Purposes. The purposes of the Association include the following:

- (a) To operate, maintain, manage, improve, and administer the use of the Common Areas, and other portions of the Center, to the extent set forth in the Declaration
- (b) To perform all duties and obligations assigned to the Association by the terms of the Declaration
- (c) To take such action as may be deemed appropriate by the Board of Directors to promote the health, safety, and welfare of the Owners
- (d) To operate without profit for the sole and exclusive benefit of its members

2.3 Construction. All capitalized words and terms used herein which are defined in the Declaration are used herein with the same meaning as defined in the Declaration. In the event of any conflict between the provisions of these Articles of Incorporation and the provisions of the Declaration, the provisions of the Declaration will control.

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ARTICLE 3 POWERS

3.1 **General Powers.** The Association will have all powers that are or may be conferred upon a corporation not for profit by the laws of the State of Florida, including Chapter 617, Florida Statutes, except as prohibited herein.

3.2 **Specific Powers.** The Association's powers include the following:

- (a) To purchase, accept, lease, or otherwise acquire title to, and to hold, mortgage, rent, sell, or otherwise dispose of, any and all real or personal property related to the purposes or activities of the Association; to make, enter into, perform, and carry out contracts of every kind and nature with any person, firm, corporation, or association; and to do any other acts necessary or expedient (including the borrowing of money and the sale of property owned by the Association) for carrying on any of the activities of the Association and pursuing any of the objects and purposes set forth in these Articles of Incorporation and not forbidden by the laws of the State of Florida
- (b) To establish budgets and to fix Assessments to be levied against Parcel Owners and Condominium Associations pursuant to the Declaration for the purpose of defraying the expenses and costs of effectuating the objects and purposes of the Association and to create reasonable reserves for such expenditures, including reasonable contingency funds for ensuing years and reasonable annual reserves for anticipated major capital repairs, maintenance, improvements, and replacements
- (c) To place liens against any Parcel or condominium unit for delinquent and unpaid Assessments or charges and to bring suit for the foreclosure of such liens or to otherwise enforce the collection of such Assessments and charges for the purpose of obtaining revenue in order to carry out the purposes and objectives of the Association, all in accordance with the provisions of the Declaration
- (d) To hold funds solely and exclusively for the benefit of the members of the Association for the purposes set forth in these Articles of Incorporation
- (e) To adopt, promulgate, and enforce rules, regulations, bylaws, covenants, restrictions, and agreements in order to effectuate the purposes for which the Association is organized
- (f) To delegate such of the ministerial functions of the Association as may be deemed to be in the Association's best interest by the Board of Directors
- (g) To charge recipients of services rendered by the Association and users of property of the Association where such charges are deemed appropriate by the Board of Directors
- (h) To pay all taxes and other charges or assessments, if any, levied against

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property owned, leased, or used by the Association

- (i) To borrow money for the acquisition of property or for any other lawful purpose of the Association; to make, accept, endorse, execute, and issue debentures, promissory notes, or other obligations of the Association for borrowed monies; and to secure the payment of any such obligation by mortgage, pledge, security agreement, assignment, or other agreement with respect to all or any part of the real or personal property, or property rights or privileges, of the Association wherever situated
- (j) To enforce by any and all lawful means the provisions of these Articles of Incorporation, the Bylaws of the Association which may be hereafter adopted, and the terms and provisions of the Declaration
- (k) To exercise all powers conferred upon the Association by the Declaration, subject to all limitations and obligations imposed upon the Association by the terms thereof

ARTICLE 4 MEMBERS

4.1 Classes of Members. The Association has three classes of members, comprised as follows:

(a) *Class A Members.* Class A members are all record owners of Parcels. Such Owners will automatically become Class A members upon acquiring the fee simple title to their respective Parcels.

(b) *Class B Member.* The Class B member is Associates; any successor to, or legal representative of, Associates; or any Person to whom all rights of Associates under the Declaration or these Articles of Incorporation are hereafter assigned pursuant to written instrument recorded in the Public Records.

(c) *Class C Members.* Class C members are all condominium associations responsible for the management and maintenance of a condominium located within the Center. Such condominium associations will automatically become Class C members upon the submission to condominium ownership of the condominium property for which they are respectively responsible.

4.2 Termination of Membership. The Class B membership will automatically terminate on the date of the Turnover Meeting described in Article 6.2, after which time the Association membership will be comprised solely of Class A and Class C members. The membership of any Class A member in the Association will automatically terminate upon conveyance or other divestment of title to such member's Parcel, except that nothing herein contained may be construed as terminating the membership of any member who owns two or more Parcels as long as such member continues to own at least one Parcel. The membership of any Class C member in the Association will automatically terminate upon termination of each condominium within the Center administered by such Class C member.

4.3 Membership Appurtenant to Parcel Ownership. The interest of any Class A

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member in the funds and assets of the Association may not be assigned, hypothecated, or transferred in any manner, except as an appurtenance to the Parcel which is the basis of his membership in the Association.

4.4 List of Members. The Secretary of the Association shall maintain a list of the members of the Association. Whenever any person or entity becomes a Class A member of the Association, it is such party's duty and obligation to so inform the Secretary in writing, giving his name, mailing address, and legal description of his Parcel; provided, however, that any notice given to, or vote accepted from, the prior Owner of such member's Parcel before receipt of written notification of change of ownership will be deemed to be properly given or received. Whenever a Condominium Association becomes a Class C member of the Association, it is the duty of the Condominium Association to so inform the Secretary in writing, giving the names and mailing addresses of its officers. The Secretary may, but is not required to, search the Public Records or make other inquiry to determine the status and correctness of the list of members of the Association maintained by him and is entitled to rely upon the Association's records until notified in writing of any change in membership.

ARTICLE 5 VOTING

The voting rights of the members of the Association are as set forth in the Declaration.

ARTICLE 6 BOARD OF DIRECTORS

6.1 Number. The affairs of the Association will be managed by a Board of Directors consisting initially of three Directors. The number of Directors comprising succeeding Boards of Directors will be as provided from time to time in the Bylaws of the Association, but in no event may there be less than three Directors.

6.2 Appointment and Election. All Directors will be appointed by the Class B member until the first annual meeting of members. Commencing with such annual meeting and continuing thereafter until the Turnover Meeting, the Class B member will have the right to appoint a majority of the Directors, and the remaining Directors will be elected by the Class A and Class C members. Commencing with the Turnover Meeting, all Directors will be elected by the Class A and Class C Members. As used herein, the "Turnover Meeting" means the first annual or special meeting of members following the earlier of the following two dates: (1) the date on which neither the Class B member nor Holdings owns any part of the Center or the Additional Property; or (2) the date on which the Class B member, by written notice to the Association, relinquishes its right to appoint a majority of the Directors.

6.3 Election Procedures. Elections of Directors will be by plurality vote.

6.4 Qualification and Term. Directors need not be members of the Association.

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Directors appointed by the Class B member will not serve fixed terms, but will serve at the pleasure of the Class B member. Except as may be otherwise required by the terms of Article 6.2, Directors elected pursuant to Article 6.3 will be elected at the annual meeting of members, and their term will expire at the next succeeding annual meeting of members.

6.5 Removal. Any elected Director may be removed from office with or without cause by vote of Class A and Class C members representing a majority of the Association's Class A and Class C membership voting rights. Any Director appointed by the Class B member may be removed and replaced with or without cause by the Class B member, in the Class B member's sole discretion.

6.6 Initial Board. The names and addresses of the persons constituting the first Board of Directors are as follows:

| | | |
|-----------------------|---|--|
| Ronald A. York | - | 4524 S.E. 16th Place, Suite 3 Cape Coral, Florida 33904 |
| James L. Bevillard | - | 4524 S.E. 16th Place, Suite 3 Cape Coral, Florida 33904 |
| Frances Weber-Sabutis | - | 4524 S.E. 16th Place, Suite 3 Cape Coral, Florida 33904 |

ARTICLE 7 OFFICERS

7.1 Number, Qualification, and Term. The officers of the Association, to be elected by the Board of Directors, will be a President, a Vice President, a Secretary, and a Treasurer and such other officers as the Board of Directors may deem appropriate from time to time. The President must be elected from among the membership of the Board of Directors, but no other officer need be a Director. The same person may hold two or more offices; however, the office of President and Secretary may not be held by the same person. The affairs of the Association will be administered by such officers under the direction of the Board of Directors. Officers will be elected at the annual meeting of the Board of Directors, and their term will expire at the next succeeding annual meeting of the Board of Directors.

7.2 Initial Officers. The names of the officers who are to manage the affairs of the Association until the first annual meeting of the Board of Directors are as follows:

| | | |
|----------------|---|-----------------------|
| President | - | Ronald A. York |
| Vice President | - | James L. Bevillard |
| Treasurer | - | Frances Weber-Sabutis |
| Secretary | - | James L. Bevillard |

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**ARTICLE 8
CORPORATE EXISTENCE**

The Association will have perpetual existence.

**ARTICLE 9
BYLAWS**

The first Board of Directors of the Association shall adopt Bylaws consistent with these Articles of Incorporation. Thereafter, the Bylaws may be altered, amended, or rescinded by a majority vote of the Directors in the manner provided by such Bylaws. No amendment to the Bylaws prior to the Turnover Meeting, however, will be effective without the written consent of the Class B member.

**ARTICLE 10
AMENDMENTS TO ARTICLES OF INCORPORATION**

These Articles may be altered, amended, or repealed by the affirmative vote of a majority of the Board of Directors. No amendment to these Articles of Incorporation prior to the Turnover Meeting, however, will be effective without the written consent of the Class B member.

**ARTICLE 11
REGISTERED OFFICE AND REGISTERED AGENT**

The registered office of the Association is 4524 S.E. 16th Place, Suite 3, Cape Coral, Florida 33904, and the registered agent at such address is National Land Management, Inc., a Florida corporation. The Association may, however, 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 12
BUDGET AND EXPENDITURES**

The Association will obtain funds with which to operate by Assessments levied against its members in accordance with the provisions of the Declaration, as the same may be supplemented by the provisions of these Articles of Incorporation and the Association's Bylaws. Pursuant to the Declaration, the Board of Directors shall annually adopt budgets for the operation of the Association for the ensuing fiscal year and for the purpose of levying Assessments against all Parcel Owners and Condominium Associations. The Board of Directors may thereafter at any time approve or ratify variations from such budgets. Budgets approved by the Board of Directors will be conclusive and binding upon all members of the Association.

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ARTICLE 13 INCORPORATOR

The name and street address of the incorporator of the Association is as follows:

Ronald A. York
4524 S.E. 16th Place, Suite 3
Cape Coral, Florida 33904

ARTICLE 14 INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and Directors will be indemnified by the Association against all expenses and liabilities, including attorney's fees, reasonably incurred in connection with any proceeding (including appellate proceedings) or settlement thereof in which they may become involved by reason of holding such office. In no event, however, will any officer or Director be indemnified for his own willful misconduct or, with respect to any criminal proceeding, his own knowing violation of provisions of law. The Association may purchase and maintain insurance on behalf of all officers and Directors for any liability asserted against them or incurred by them in their capacity as officers and Directors or arising out of their status as such.

ARTICLE 15 DISSOLUTION OF THE ASSOCIATION

15.1 Dissolution. Upon expiration of the term of the Declaration, the Association may be dissolved upon a resolution to that effect being approved by the holders of two-thirds of the members of the Board of Directors and upon compliance with any applicable laws then in effect.

15.2 Distribution of Assets. Upon dissolution of the Association, all of its assets remaining after provision for payment of creditors and all costs and expenses of such dissolution will be distributed in the following manner:

- (a) Any property determined by the Board of Directors to be appropriate for dedication to any applicable municipal or other governmental authority may be dedicated to such authority if the authority is willing to accept the dedication.
- (b) Any Common Areas owned by the Association will be distributed to the Class A and Class C members in proportion to their respective Assessment Shares. Alternatively, the Board of Directors may, in its discretion, distribute the Common Areas: (1) to a banking corporation having trust powers, to be held in trust for the benefit of the Class A and Class C members; or (2) to a corporation not for profit whose members are comprised solely of the Class A and Class C members. If the Common Areas are distributed in trust, the Class A members and the Class C members will receive undivided shares in the trust assets in proportion

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to their respective Assessment Shares. If the Common Areas are distributed to a corporation not for profit, the Class A members and the Class C members will receive undivided shares in the corporate assets in proportion to their respective Assessment Shares. Each Class A member's share in the Common Areas, trust assets, or corporate assets, as applicable, will be deemed an appurtenance to such Class A member's Parcel.

- (c) All remaining assets or the proceeds from the sale of such assets will be distributed among the Class A and Class C members in proportion to their respective Assessment Shares.

**ARTICLE 16
BINDING EFFECT**

The provisions hereof will bind and inure to the benefit of the members and their respective successors and assigns.

IN WITNESS WHEREOF, the above-named incorporator has executed these Articles of Incorporation this 31st day of July 2016.



Ronald A. York
Incorporator

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ACCEPTANCE BY REGISTERED AGENT

Having been appointed registered agent for the above corporation, the undersigned hereby accepts such appointment. The undersigned certifies that the undersigned is familiar with, and accepts, the obligations of that position as provided by Florida Statutes.

National Land Management, Inc.

By: 

Ronald A. York
As its President

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