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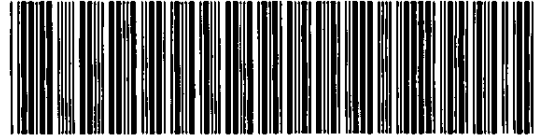
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TALLAHASSEE, FLORIDA
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The Seal of the State of Florida is a circular emblem. It features a central scene with a palm tree, a sun, and a body of water. The words "GREAT SEAL OF THE STATE OF FLORIDA" are inscribed around the top, and "IN GOD WE TRUST" is at the bottom.

2782

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Roger Foderingham
5445 W. Oak Park Blvd.
Homosassa, Florida 3446
352-422-1933

MEMORANDUM

TO: Department of State
Division of Corporations

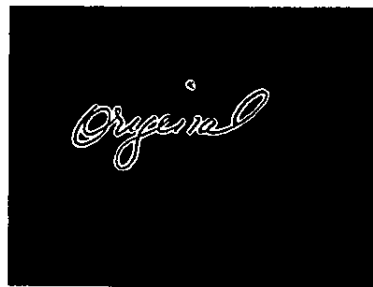
FROM: Roger Foderingham

RE: Not for Profit Articles of Incorporation

DATE: August 16, 2016

Ladies and Gentlemen:

Please file these original Articles of Incorporation and return via the prepaid Federal Express envelope enclosed. Thank you



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COVER LETTER

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

SUBJECT: Deer Park Cottages Homeowners Association, 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: Roger Foderingham
Name (Printed or typed)

5445 W. Oak Park Blvd.
Address

Homosassa, Florida 34446
City, State & Zip

352-422-1933
Daytime Telephone number

deerparkllc@gmail.com
E-mail address: (to be used for future annual report notification)

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

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ARTICLES OF INCORPORATION
OF
DEER PARK COTTAGES HOMEOWNERS ASSOCIATION, INC.

ARTICLE I. NAME

The name of this corporation shall be DEER PARK COTTAGES HOMEOWNERS ASSOCIATION, INC., with its principal office address being located at 5445 W. Oak Park Blvd., Homosassa, Florida 34446.

ARTICLE II. DURATION

This Corporation shall have perpetual existence.

ARTICLE III. PURPOSE

DEER PARK, LLC., as developers of certain real property located in Citrus County, Florida known as Deer Park as provided on the Plat thereof recorded in Plat Book 19, Page 111-112, as amended, have filed in the Public Records of Citrus County, Florida, a Declaration of Covenants, Conditions, Restrictions and Easements, ("Declaration"), pertaining to the subdivision, and may in the future impose other restrictions and conditions upon the land in Deer Park. This corporation is being formed for the purpose of carrying out the duties and responsibilities of the Declaration within Deer Park through the Declaration recorded in O.R. Book 2760, Page 2012, as amended, Public Records of Citrus County, Florida, and to perform such other duties, to promote the general well being of and harmony among the property owners within Deer Park and the common areas within Deer Park subdivision.

ARTICLE IV. DEFINITIONS

The capitalized words and terms used in these Articles shall have the meaning described within the Declaration, as such may be amended from time to time.

ARTICLE V. POWERS

This Corporation shall have all of the common-law and statutory powers granted to not-for-profit corporations, and it shall have the power and the authority to carry out the duties and responsibilities of the Declaration and such other and further powers in the best interests of the property and property owners within Deer Park and the common areas within Deer Park. In addition to these powers and without limiting the generality of the above the corporation shall have the following specific powers:

- a. The power to own and convey property;
- b. The power to operate and maintain the surface water management facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention area, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas;
- c. The power to establish rules and regulations;
- d. The power to assess members and enforce asse

Original

- e. The power to sue and be sued;
- f. The power to contract for services to provide for operation and maintenance of the surface water management system facilities if the corporation contemplates employing a maintenance company;
- g. The power to require all homeowners, lot owners, property owners or unit owners within Deer Park to be members of the corporation; and,
- h. Take any other action necessary for the purposes for which the corporation is organized.

ARTICLE VI. SURFACE WATER MANAGEMENT SYSTEM; DISSOLUTION

If this corporation is ever dissolved, the property consisting of the surface water management system shall be conveyed to an appropriate agency of local government, and that if not accepted, the surface water management system shall be dedicated to a similar non-profit corporation.

ARTICLE VII. MEMBERS

Every fee simple owner of a Lot within Deer Park shall be a member of this Corporation.

ARTICLE VIII. DIRECTORS

The affairs of the Association will be managed by a Board of Directors consisting of the number of directors as provided in the Bylaws. The method of election of directors is as stated in the corporate Bylaws

The names and address of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified are as follows:

NAME	ADDRESSES	FILED SECRETARY OF STATE TALLAHASSEE, FLORIDA 16 SEP - 7 PM 5:42
Roger Foderingham	P.O. Box 27 Homosassa Springs, Florida 34447	
Judith A. Brouwer	P.O. Box 27 Homosassa Springs, Florida 34447	
Sheri L. Brouwer	P.O. Box 27 Homosassa Springs, Florida 34447	

ARTICLE IX. OFFICERS

The affairs of the corporation shall be administered by such Officers as are provided within the Bylaws.

ARTICLE X. INDEMNIFICATION

Every Director and every Officer of the corporation shall be indemnified, saved and held harmless by the corporation against all expenses and liabilities, including attorney's fees, reasonably incurred by the Director or Officer, to which the Director or Officer may be a party, or in which the Director or Officer may become involved by reason of the Director or Officer being or having been a Director or Officer of the Corporation, whether or not the Director or Officer is a Director or Officer at the time such expenses are incurred, except when the Director or Officer is adjudged guilty or willful misfeasance of malfeasance in the performance of the Director's or Officer's duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approves such settlement and reimbursement as being in the best interest of the corporation. The foregoing right of indemnification shall be in addition to and not operate to the exclusion of any and all other rights to which the Director or Officer may be entitled.

ARTICLE XI. BYLAWS

The first Bylaws of the Association shall be adopted by the Board of Directors and may be altered or amended as provided by the Bylaws.

ARTICLE XII. AMENDMENTS

The Articles may be amended upon the affirmative vote of not less than 75% of the members of the corporation.

ARTICLE XIII. EFFECTIVE DATE

Effective as of the date of this filing.

ARTICLE XIV. INCORPORATOR

The name and address of the Incorporator is:
Roger Foderingham
5445 W. Oak Park Blvd., Homosassa, Florida 34446

ARTICLE XV. REGISTERED OFFICE AND REGISTERED AGENT

The office of the Corporation is located at 5445 W. Oak Park Blvd., Homosassa, Florida 34446 and the registered agent present upon who process may be served is Roger Foderingham, whose post office address is 5445 W. Oak Park Blvd., Homosassa, Florida 34446.

IN WITNESS WHEREOF, the undersigned subscriber has executed these Articles of Incorporation the ____ day of September, 2016


ROGER FODERINGHAM, Registered Agent

Date: Sept 6th 2016


ROGER FODERINGHAM, Incorporator

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA
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Sept 6 - 2016
Date:

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 6th day of September, 2016,
by ROGER FODERINGHAM, President of the Corporation, who: ☒ is personally known to me
or ☐ who has produced _____ as identification.

[Signature]
Notary Public



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