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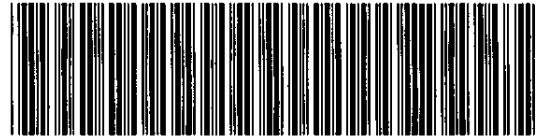
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

05/03/17

**R. WILLIAM FUTCH, P.A.  
2201 S. E. 30<sup>TH</sup> AVENUE  
SUITE 202  
OCALA, FLORIDA 34471**

**R. William Futch  
Admitted in Florida  
Admitted in Texas (inactive)  
Certified Circuit Civil Mediator**

**Tel. No: (352) 732-8080  
Fax No: (352) 622-1866**

**E-mail address: bill@futchlaw.net**

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April 26, 2017

Secretary of State  
Florida Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, FL 32301

**Via Priority Mail**

RE: PEPPER TREE PLAZA PROPERTY OWNERS' ASSOCIATION, INC.

Dear Sir/Madam:

Enclosed for filing are an original and one copy of the Articles of Incorporation of Pepper Tree Plaza Property Owners' Association, Inc. Also enclosed is our check in the amount of \$70.00 representing \$35.00 for the filing fee and \$35.00 for the registered agent fee.

Please return a conformed copy of the Articles of Incorporation to me in the enclosed self addressed stamped envelope.

In the interim, if any of you have any questions or comments, please do not hesitate to contact our offices. I thank you in advance for your prompt attention in this matter.

Very Truly Yours,

BY

  
R. WILLIAM FUTCH

RWF/kad  
Enc.

(Check # 6970)

FILED  
17 MAY -2 PM 12:17  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION OF  
PEPPER TREE PLAZA  
PROPERTY OWNERS' ASSOCIATION, INC.,  
A Florida not for profit corporation**

In compliance with the requirements of Chapter 617 and 718, Florida Statutes, the undersigned, acting as incorporator of this corporation, hereby forms a corporation not for pecuniary profit under the laws of the State of Florida and adopts the following Articles of Incorporation for such corporation:

**ARTICLE 1. NAME**

- 1.1 The name of this corporation shall be "Pepper Tree Plaza Property Owners' Association, Inc." (hereinafter referred to as the "Association").

**ARTICLE 2. ADDRESS**

- 2.1 The address of the principal office of the Association is **2201 S.E. 30th Avenue, Suite 202, Ocala, FL 34471** and the mailing address of the Association is **the same**.

**ARTICLE 3. REGISTERED AGENT**

- 3.1 **R. WILLIAM FUTCH, P.A.**, whose address is **2201 S.E. 30th Avenue, Suite 202, Ocala, FL 34471**, email address: **bill@futchlaw.net**, is hereby appointed the initial registered agent of the Association.

**ARTICLE 4. DURATION**

- 4.1 This Association shall exist perpetually, commencing on the date of filing of these Articles with the Florida Department of State.

**ARTICLE 5. PURPOSES**

- 5.1 The Association does not contemplate pecuniary gain or profit, direct or indirect, to the members thereof (hereinafter referred to individually as a "Member"<sup>1</sup> and collectively as "Members"), and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the Units and Common Elements within the Property (as those terms are defined in the Declaration of Condominium of PEPPER TREE PLAZA, a Condominium, recorded or to be recorded in the Public

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<sup>1</sup> Unless the context shall otherwise require, words used in these Articles shall have the same meaning as set forth in (i) Chapter 718, Florida Statutes (the "Condominium Act"); or (ii) the Declaration of Condominium of PEPPER TREE PLAZA, a Condominium, recorded or to be recorded among the Public Records of Sumter County, Florida, as supplemented, restated, renewed, extended or amended, from time to time (the "Declaration"), an to which these Articles have been annexed.

Records of Sumter County, Florida (the "Declaration") such additional property as may be submitted to the Declaration and brought within the jurisdiction of his Association pursuant to the Declaration to promote the health, safety and welfare of the Owners and residents within the Property and any additions thereto may hereafter be brought within the jurisdiction of the Association. For these purposes the Association shall have the following powers, which, unless indicated otherwise by Declaration or Bylaws, may be exercised by the Board of Directors:

- 5.1.1. Any and all powers, rights and privileges which a corporation organized under Chapter 617, Florida Statutes, by law may now or hereafter have or exercise;
- 5.1.2. The powers necessary or desirable to perform all obligations and duties of the Association and to exercise all rights and powers of the Association as set forth in the Declaration or as set forth in the Bylaws, and as the same may be amended from time to time as therein provided including, without limitation, the following:
  - a. The rights granted by Chapter 718 Florida Statutes (the "Act");
  - b. To fix, levy, collect and enforce the payment of, by any lawful means, all charges of Assessments pursuant to the terms of the Declaration;
  - c. To manage, operate, maintain, repair and improve the Common Elements.
  - d. 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 property of the Association;
  - e. To acquire (by gift, purchase or otherwise), manage, control, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer dedicate for public use or otherwise disposal of real or personal property subjected to the Declaration or any other property for which the Association by rule, regulation, Declaration or contract has a right or duty to provide such services;
  - f. To borrow money, and as provided in the Declaration, Bylaws, or action of the Association, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
  - g. To dedicate, sell or transfer all or any part of the Common Area to any public agency, authority or utility as set forth in the Declaration;
  - h. To enter into, make, perform or enforce contracts of every kind and description, and to perform all other acts necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any other association, corporation, or other entity or agency, public or private;

- i. To enforce covenants, conditions, or restrictions affecting any property to the extent the Association may be authorized to do so under the Declaration or Bylaws;
  - j. To engage in activities which will actively foster, promote, and advance the interests of owners of real property subject to the Declaration;
  - k. To adopt the Bylaws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, such Bylaws may be inconsistent with or contrary to any provisions of these Articles of Incorporation or the Declaration; and
  - l. To promulgate or enforce rules, regulations, or agreements to effectuate all of the purposes for which the Association is organized.
- 5.2. The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and future rights and powers which may now or hereafter be allowed or permitted by law; and the powers specified in each of the paragraphs of this Article are independent powers, not to be restricted by reference to or interference from the items of any other paragraph or provisions of this Article.

#### **ARTICLE 6. MEMBERSHIP**

- 6.1 The Owner of a Unit as defined in the Declaration shall be a Member of the Association.
- 6.2 All Members agree to be bound by the terms and provisions of these Articles and such Bylaws as may be promulgated by the Association from time to time. Membership transfer of Membership, classes of Members and voting by Members shall be as set forth in the Declaration.
- 6.3 Change of Membership in the Association shall be established by recording in the public records of Sumter County, Florida, a deed or other instrument establishing a record title to a "Unit" as defined in the Declaration, and the delivery to the Association of a certified copy 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 with respect to that Unit.
- 6.4 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 the Ownership of a Unit.

#### **ARTICLE 7. DIRECTORS**

- 7.1 The affairs of the Association shall be managed by a Board of Directors (referred to as a "Board of Administration" in the Condominium Act) consisting of no fewer than three nor more than four persons, who need not be Members of the Association. Each of the two (2) Units in the Condominium shall be entitle to appoint and elect two (2) Directors.
- 7.2 The Directors named in these Articles shall serve until the first election of Directors, and any vacancies in their number occurring before the first election shall be filled by the

the Owner of the Unit who originally appointed that Director. The names and addresses of the initial Directors are as follows:

| NAME                          | ADDRESS  |
|-------------------------------|--|
| Gary A. Thurston (Unit 100)   | 2201 S.E. 30th Avenue, Suite 202<br>Ocala FL 34471       |
| R. William Futch (Unit 100)   | 2201 S.E. 30th Avenue, Suite 202<br>Ocala FL 34471       |
| Jai Kugaraj (Unit 200)        | 601 S. Harbor Island Blvd., Suite 213<br>Tampa, FL 33602 |
| Srujini Pagidipati (Unit 200) | 601 S. Harbor Island Blvd., Suite 213<br>Tampa, FL 33602 |

7.3. The method of election of directors shall be stated in the Bylaws of the Association.

#### **ARTICLE 8. INCORPORATOR**

8.1 The name and address of the incorporator is as follows:

| NAME             | ADDRESS  |
|------------------|--|
| Gary A. Thurston | 2201 S.E. 30th Avenue, Suite 202<br>Ocala FL 34471 |

#### **ARTICLE 9. DISSOLUTION OF THE ASSOCIATION**

9.1 The term of the Association shall be perpetual unless dissolved by vote of all of the Members. (As set forth in the Declaration, each Member voting rights are based upon Ownership Interests).

9.2 Upon dissolution, the Association's assets (including any real property and improvements thereon) remaining after payment to creditors and payment of all costs and expenses relating to such dissolution shall be distributed to the following priority:

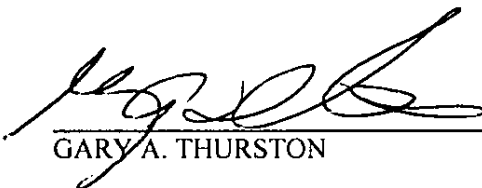
9.2.1. To any municipal or governmental authority which is willing to accept such assets; and if none, then,

9.2.2. To the Members in such proportions as they agree upon, or, failing such agreement, in such proportions as are determined by a Court having jurisdiction thereof.

#### **ARTICLE 10. AMENDMENT**

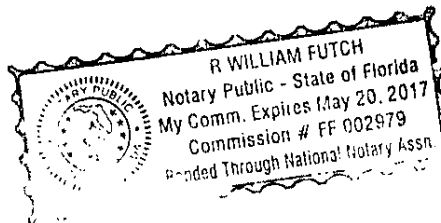
10.1. Amendments. These Articles may be amended by a duly executed and recorded instrument approved by unanimous vote of the Members.

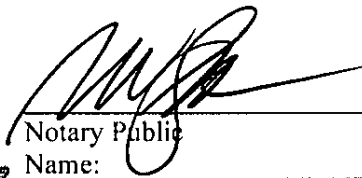
THEREFORE, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned incorporator of this Association has executed these Articles of Incorporation this \_\_\_\_\_ day of April, 2017.

  
GARY A. THURSTON

STATE OF FLORIDA  
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 24 day of April, 2017, by GARY A. THURSTON.



  
Notary Public  
Name: \_\_\_\_\_  
(Please Type or Print)  
Serial Number: \_\_\_\_\_  
Personally Known: \_\_\_\_\_  
Produced Identification: \_\_\_\_\_  
Type: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as Registered Agent and agree to act in this capacity.

R. WILLIAM FUTCH, P.A.

By

R. William Futch, as President

Dated:

April 24, 2017

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA