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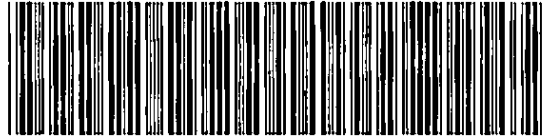
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TALLAHASSEE FLORIDA

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5 11 2017

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: Grand Oak Preserve Homeowners Association, Inc.

Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Ryan Snyder

Name of Person

Snyder Law Group, P.A.

Firm/Company

2025 Lakewood Ranch Blvd., Suite 102

Address

Bradenton, FL 34211

City/State and Zip Code

ryan@snyderlawgroup.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Ryan Snyder

941

747-3456

at (_____) _____

Name of Person

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:



\$125.00 Filing Fee



\$130.00 Filing Fee &
Certificate of Status



\$155.00 Filing Fee &
Certified Copy
(additional copy is enclosed)



\$160.00 Filing Fee,
Certificate of Status &
Certified Copy
(additional copy is enclosed)

Mailing Address

New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

New Filing Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

FILED
17 JUL 17 AM 11:42
CLERK OF COUNTY OF ST. PETERSBURG
TALLAHASSEE FLORIDA

ARTICLES OF INCORPORATION OF
GRAND OAK PRESERVE HOMEOWNERS ASSOCIATION, INC.
A NON-PROFIT FLORIDA CORPORATION

ARTICLE I
NAME OF CORPORATION

In compliance with the requirements of the laws of the State of Florida, the undersigned hereby associate themselves together for the purpose of forming a corporation not-for-profit under Chapter 617, Florida Statutes, and do hereby certify:

The name of this corporation shall be **GRAND OAK PRESERVE HOMEOWNERS ASSOCIATION, INC.** (hereinafter in these Articles referred to as the "Association"), and its principal place of business shall be 4001 Harrisburg Street NE, St. Petersburg, FL 33703.

ARTICLE II
PURPOSES

The general nature, objects, and purposes of the Association are:

(A) To promote the health, safety, and social welfare of the owners of all Lots located within Grand Oak Preserve, a subdivision in Manatee County, Florida (the "Subdivision"), being developed by SRQ – The Ponds, LLC, a Florida limited liability company, (the "Declarant");

(B) To maintain all portions of the Subdivision and improvements thereon for which the obligation to maintain and repair has been delegated to the Association by the "Declaration of Covenants, Conditions and Restrictions of Grand Oak Preserve (the "Declaration"), which is to be recorded in the Public Records of Manatee County, Florida; and

(C) To operate without profit and for the sole and exclusive benefit of its members.

ARTICLE III
GENERAL POWERS

The general powers that the Association shall have are as follows:

(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 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 a budget and to fix assessments to be levied against all Lots which are subject to assessment 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 a reasonable contingency fund for the ensuing year and a reasonable annual reserve for anticipated major capital repairs, maintenance, improvements, and replacements.

(C) To place liens against any Lot subject to assessment 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.

(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 of which the Association is organized.

(F) To delegate such of the powers 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 is deemed appropriate by the Board of Directors.

(H) To pay all taxes and other charges or assessments, if any, levied against property owned, leased, or used by the Association.

(I) To enforce, by any and all lawful means, the provisions of these Articles of Incorporation, as amended, the Bylaws of the Association which may be hereafter adopted, as amended, and the terms and provisions of the Declaration, as amended (all such documents being sometimes hereinafter collectively referred to as the "Governing Documents").

(J) Operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas.

(I) In general, to have all powers which may be conferred upon a corporation not for profit by the laws of the State of Florida, except as may otherwise be prohibited herein.

ARTICLE IV

MEMBERSHIP

(A) The "Members" of this Association shall consist of all owners of Lots in the Subdivision, including Declarant when an Owner as defined in the Declaration. An "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is part of the Subdivision, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation. Owners of such Lots shall automatically become Members upon acquisition of the fee simple title to their respective Lots.

(B) The membership of any Member in the Association shall automatically terminate upon conveyance or other divestment of title to such Member's Lot, except that nothing herein contained shall be construed as terminating the membership of any Member who may own two (2) or more Lots so long as Member owns at least one (1) Lot. The interest of a 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 Lot which is the basis of his membership in the Association.

(C) Each and every Member shall be entitled to the benefits of membership in the Association and shall be bound to abide by the provisions of the Governing Documents.

(D) The Secretary of the Association shall maintain a list of the Members of the Association. Whenever any person or entity becomes entitled to membership in the Association, it shall become such party's duty and obligation to so inform the Secretary in writing, giving his name, address and Lot number; provided, however, that any notice given to or vote accepted from the prior Owner of such Lot before receipt of written notification of change of ownership shall be deemed to be properly given or received. The Secretary may, but shall not be required to, search the Public Records of Manatee County or make other inquiry to determine the status and correctness of the list of Members of the Association maintained by him and shall be entitled to rely upon the Association's records until notified in writing of any change in ownership.

ARTICLE V

VOTING RIGHTS

The Association shall have two (2) classes of voting Members:

(A) Class A: Each Lot Owner shall be a Class A Member, with the exception of Declarant while a Class B Member. The Owner or Owners of a Lot shall be entitled to one (1) vote for each Lot owned. If a Lot is owned by more than one (1) individual or by a corporation or other entity, said Owners, corporation or other entity shall file a certificate with the Secretary naming the person or persons authorized to cast said Lot vote, any one of whom may vote at any meeting on behalf of the Lot. If the same is not on file prior to any meeting of the Members, then any one individual or any authorized officer may cast said Lot vote. Notwithstanding the above, if: (1) no certificate of designation is on file, and a

majority of the Owners of a Lot are present, either in person or by proxy, and cast their votes unanimously; or (2) a majority of those designated in the certificate to vote on behalf of the Lot are present, either in person or by proxy, and cast their votes, unanimously, then said votes shall be counted and considered as one vote for each Lot so owned.

(B) Class B: The Declarant, or its successors or assigns, shall be the Class B Member (also a "Member"). The Class B membership shall terminate and convert to a Class A membership on the earlier of the occurrence of one of the following events (the "Termination Date")

- (1) the Declarant so elects by written notice to the Association; or
- (2) one (1) month after the Declarant has conveyed seventy five percent (75%) of all Lots in the Subdivision to Members other than builders, contractors, or others who purchase Lots for the purpose of constructing improvements thereon for sale; or
- (3) January 1, 2027.

Notwithstanding anything to the contrary contained herein, upon conversion of the Class B membership to Class A membership, the Declarant shall become a Class A member with regard to each Lot owned by it, and shall be entitled to one (1) vote for each such Lot on all questions and matters coming before the membership of the Association for a vote thereon.

Prior to the Termination Date, the Class B Member shall be entitled to three (3) votes for each Lot it owns in the Subdivision. Except as otherwise provided in the Governing Documents or under applicable Florida law, a majority (more than fifty percent (50%)) of the Class A and Class B Member votes cast in person or represented by written proxy, shall decide any question properly brought before a special or annual meeting of the Members.

ARTICLE VI **BOARD OF DIRECTORS**

(A) The affairs of the Association shall be managed by a Board of Directors consisting initially of three (3) Directors. The number of Directors comprising the Board of Directors shall be as provided from time to time in the Bylaws of the Association, but in no event shall there be less than three (3) or more than nine (9) Directors and the number of Directors for each year shall be the same as the number in the prior year unless the number has been increased or decreased by a vote of at least two-thirds (2/3) of all Members of the Association. The Directors need not be Members of the Association or residents of the State of Florida.

(B) All Directors shall be appointed by and shall serve at the pleasure of Declarant until the Termination Date at which time the Declarant shall continue to be entitled to appoint at least one (1) member of the Board of Directors until such time as the Declarant holds less than five percent (5%) of the Lots for sale in the ordinary course of business in the Subdivision.

(C) All Directors who are not subject to appointment by Declarant shall be elected by the Members. Elections shall be by plurality vote.

(D) Except as hereinafter provided, the term of each elected Director shall expire upon the election of his successor at the next succeeding annual meeting of Members. Commencing with the first annual meeting that either follows or constitutes the "turnover" meeting, all Directors elected by the Members shall be elected on a staggered two-year-term basis. Accordingly, at such meeting, the one-half of the elected Directors receiving the highest number of votes, and, in addition, if there are an odd number of Directors elected, the Director receiving the next highest number of votes, shall serve two year terms, and the other elected Directors shall serve one-year terms. At each annual meeting of Members thereafter, Directors shall be elected for two-year terms to fill the vacancies of those Directors whose terms are then expiring. In the event additional Directors are elected at an annual meeting to fill new directorships created by expansion of the Board, such Directors shall be elected, in the manner set forth above, for one or two year terms as may be appropriate to make even, or as nearly even as possible, the number of Directors serving one and two year terms. Each elected Director shall serve until his respective successor has been duly elected and qualified, or until his earlier resignation, removal or death.

(E) Any elected Director may be removed from office with or without cause by majority vote of the Members, but not otherwise. In the event of the death, resignation or removal of an elected director, his successor shall be elected by the remaining Directors and such successor shall serve the unexpired term of his predecessor. Any appointed Director may be removed and replaced with or without cause by Declarant, in Declarant's sole and absolute discretion.

(F) The names and addresses of the persons constituting the initial Board of Directors, who shall serve until their successors are elected or appointed and have qualified, or until removed, are as follows:

Jonathan Meyer
4001 Harrisburg Street NE
St. Petersburg, FL 33703

Trevor Burgess
4001 Harrisburg Street NE
St. Petersburg, FL 33703

Jonathan Carlon
4001 Harrisburg Street NE
St. Petersburg, FL 33703

ARTICLE VII **OFFICERS**

The officers of the Association, to be elected by the Board of Directors, shall be a President, a Secretary, and a Treasurer, and such other officers as the Board shall deem appropriate from time to time. The same person may hold two or more offices; provided, however, the office of President and Secretary shall not be held by the same person. The affairs of the Association shall be administered by such officers under the direction of the Board of Directors. The president, secretary and treasurer of the Association must, at all times after Class A Members are entitled to elect a majority of the Board of Directors, be Resident Owners, as defined in the Association Bylaws. Officers shall be elected for a term of one year in accordance with the Bylaws.

ARTICLE VIII **CORPORATE EXISTENCE**

The Association shall commence upon the filing of these Articles and shall have perpetual existence.

ARTICLE IX **BYLAWS**

The first Board of Directors of the Association shall adopt Bylaws consistent with these Articles. Such Bylaws shall be attached to the Declaration and filed in the Public Records of Manatee County, Florida. Thereafter, the Bylaws may be altered, amended or rescinded by a majority vote of the Directors in the manner provided by such Bylaws.

ARTICLE X **AMENDMENTS TO ARTICLES OF INCORPORATION**

(A) Proposals for amendments to these Articles of Incorporation which do not conflict with the Declaration, may be made by a majority vote of the Board of Directors or by fifteen percent (15%) of the Members. Such proposals shall be in writing, shall describe the proposed amendment, and shall be delivered to the President of the Association who shall thereupon call a special meeting of the Members not less than ten (10) days nor more than sixty (60) days following his receipt of the proposed amendment. Should the President fail to call such special meeting, the Members may, in lieu thereof, call a special meeting. Notice of such special meeting shall be given and posted in the manner provided in the Bylaws. An affirmative vote of two-thirds (2/3) of the total votes of the Association membership (not just those voting) shall be required for approval of the proposed amendment or amendments. Moreover, no amendment affecting the rights of Declarant shall be effective as long as there is a Class B Member without the prior written consent of such Class B Member.

(B) Any Member may waive the requirements of this Article as to the notice of special meetings to vote on proposed amendments to these Articles of Incorporation, either before, at or after a membership meeting at which a vote is taken to amend these Articles. Any

amendment not requiring the written consent of Declarant which has passed by two-thirds (2/3) of the total votes of the Association membership shall not be invalid merely because some Members did not receive notice of the special meeting.

ARTICLE XI

REGISTERED OFFICE AND REGISTERED AGENT

The registered office of the Association shall be at 4001 Harrisburg Street NE, St. Petersburg, FL 33703, and the registered agent at such address shall be Jonathan Carlon. 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 XII

BUDGET AND EXPENDITURES

The Association shall obtain funds with which to operate by assessment of its Members in accordance with the provisions of the Declaration, as the same may be supplemented by the provisions of the Association's Articles and Bylaws. Accordingly, the Board of Directors shall annually adopt a budget for the operation of the Association for the ensuing fiscal year and for the purpose of levying assessments against all Lots subject to assessment, which budget shall be conclusive and binding upon all persons; provided, however, that the Board of Directors may thereafter, at any time, approve or ratify variations from such budget. Such budget shall be in a form required under §720 of the Florida Statutes, as amended.

ARTICLE XIII

SUBSCRIBER

The name and street address of the subscriber of these Articles is as follows: Jonathan Carlon, 4001 Harrisburg Street NE, St. Petersburg, FL 33703.

ARTICLE XIV

INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association shall indemnify any "person", as defined in the Declaration, who was or is a party or threatened to be made a party, to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, employee, officer or agent of the Association, against expenses (including attorney's fees and appellate attorney's fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding if he acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interest of the Association. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, in and of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in, or not opposed to, the best interest of the Association; and with respect to any criminal action or proceeding, that he had no reasonable cause to believe that his conduct was unlawful.

(A) To the extent that a Director, officer, employee or agent of the Association is entitled to indemnification by the Association in accordance with this Article, he shall be indemnified against expenses (including attorney's fees and appellate attorney's fees) actually and reasonably incurred by him in connection therewith.

(B) The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under the laws of the State of Florida, any Bylaw, agreement, vote of Members, or otherwise. As to action taken in an official capacity while holding office, the indemnification provided by this Article shall continue as to a person who has ceased to be a Member of the Board, officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators or such person.

(C) The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director, officer, employee or agent of the Association, or is or was serving at the request of the Association as a Director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.

ARTICLE XV **DISSOLUTION OF THE ASSOCIATION**

(A) 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 (2/3) of the total votes of the Association membership, and upon compliance with any applicable laws then in effect.

(B) Upon dissolution of the Association, all of its assets remaining after provision for payment of creditors and all costs and expenses of such dissolution shall be distributed in the following manner:

(1) Any property determined by the Board of Directors of the Association to be appropriate for dedication to any applicable municipal or other governmental authority may be dedicated to such authority provided the authority is willing to accept the dedication.

(2) Except as may be otherwise provided by the terms of the Governing Documents, all remaining assets shall be dedicated to a successor or similar not-for-profit organization.

(C) In the event the Association ceases to exist, all of the Lot Owners shall be jointly and severally responsible for the operation and maintenance of the Surfacewater Management System in accordance with the requirements of the Permit, unless and until an alternate entity assumes responsibility.

ARTICLE XVI
BINDING EFFECT

The provisions hereof shall bind and inure to the benefit of the Members and Declarant and their respective successors and assigns.

ARTICLE XVII
TRANSACTIONS IN WHICH
DIRECTORS OR OFFICERS ARE INTERESTED

No contract or transaction between the Association and one or more of its Directors or officers, or between the Association and any other corporation, partnership, association, or any other organization in which one or more of its Directors or officers are directors or officers or have a financial interest, shall be invalid, void or voidable, solely for this reason, or solely because the Officer or Director is present at, or participated in, meetings of the Board or committee thereof, which authorized the contract or transaction, or solely because said Officers or Directors votes are counted for such purpose. No Director or officer of the Association shall incur liability by reason of the fact that the Director or officer may be interested in any such contract or transaction. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board or of a committee which authorizes the contract or transaction.

ARTICLE XVIII
HUD/VA APPROVAL

As long as there is a Class B Membership, and so long as the Department of Housing and Urban Development or Veteran's Administration is holding, insuring, or guaranteeing any loan secured by property subject to the Governing Documents (as defined in the Declaration), the following actions will require the approval of the Department of Housing and Urban Development or the Veteran's Administration: annexation of additional properties; merger; consolidation; mortgaging of Common Area; dissolution; and amendment of these Articles of Incorporation.

ARTICLE XIX
MISCELLANEOUS PROVISIONS

(A) Whenever used herein, the singular number shall include the plural and the plural the singular, and the use of any gender shall include all genders.

(B) In the event of any conflict between the provisions of these Articles and the provisions of the Declaration, the provisions of the Declaration shall prevail.

IN WITNESS WHEREOF, the above-named subscriber has hereunto set his hand and seal
this 13th day of July, 2017.

Grand Oak Preserve Homeowners Association, Inc.

By: 
Jonathan Carlon, its President

CERTIFICATE OF REGISTERED OFFICE AND REGISTERED AGENT

In compliance with the laws of Florida, the following is submitted:

That desiring to organize under the laws of the State of Florida, the corporation named in the foregoing Articles of Incorporation has named Jonathan Carlon, whose address is 4001 Harrisburg Street NE, St. Petersburg, FL 33703, as its statutory registered agent.

Having been named statutory agent of said corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.

Dated this 13th day of July, 2017.



Jonathan Carlon, Registered Agent

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17 JUL 17 AM 10:42
SECRETARY OF STATE
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