

N17000007878

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

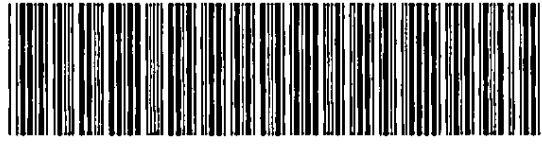
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

Special Instructions to Filing Officer:

Office Use Only



800301858318

07/31/17--01014--002 \*\*14.00

17 JUL 31 AM 11:43  
CLERK OF THE COURT  
STATE OF FLORIDA

08/01/17

## COVER LETTER

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

**SUBJECT:** Heritage Heights Property Owners Association, Inc.

(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed are 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 of  
Status

**ADDITIONAL COPY REQUIRED**

**FROM:** Darryl W. Johnston, Esq.

\_\_\_\_\_  
Name (Printed or typed)

PO Box 997

\_\_\_\_\_  
Address

Brooksville, FL 34605

\_\_\_\_\_  
City, State & Zip

352-796-5123

\_\_\_\_\_  
Daytime Telephone number

seclark@johnstonandsasser.com

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

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

ARTICLES OF INCORPORATION  
OF  
HERITAGE HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.

17 JUL 31 AM 11:43  
STATE  
OF FLORIDA

In compliance with the requirements of Chapter 617 of the Florida Statutes, the undersigned, all of which are residents of Florida and all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I

NAME

The name of the corporation is HERITAGE HEIGHTS PROPERTY OWNERS ASSOCIATION, INC., hereinafter called the "Association."

ARTICLE II

OFFICE

The principal office of the Association is located at 13029 Old Crystal River Road, Brooksville, Florida 34601.

ARTICLE III

REGISTERED AGENT

Mark Taylor, whose address is 13029 Old Crystal River Road, Brooksville, Florida 34601, is hereby appointed the initial registered agent of the Association.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

The association does not contemplate pecuniary gain or profit to its members. The specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the Lots and Common area within the Property described in Exhibit "A" attached hereto and made a part hereof (the "Property"), and to promote the health, safety and welfare of the residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association. In furtherance of these purposes, the Association is empowered 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 for Heritage Heights Subdivision, hereinafter called the "Declaration", applicable to the Property and recorded or to be recorded in the Public Records of Hernando 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) enforce the provisions of the Declaration in its name;

- (c) fix, levy, collect and enforce payment of by any lawful means, all charges or assessments pursuant to the terms of the Declaration; and 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;
- (d) 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;
- (e) borrow money, and with the assent of a majority of each class of members, mortgage, pledge, deed in trust, hypothecate, assign, grant security interest in or otherwise transfer any or all of its real or personal property as security for money borrowed, debts incurred, or any of its other obligations;
- (f) dedicate, sell or transfer all or any part of the Common Area or its other property 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 of dedication or transfer has been signed by a majority of each class of members, with the formalities from time to time required for a deed under the laws of the State of Florida;
- (g) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of a majority of each class of members;
- (h) from time to time adopt, alter, amend, rescind and enforce reasonable rules and regulations governing the use of the Lots and the Common Area, consistent with the terms of the Declaration and these Articles;
- (i) have and exercise any and all powers, rights and privileges which a corporation not for profit organized under the laws of the State of Florida may now or hereafter have or exercise.

## ARTICLE V

### MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. An Owner of more than one Lot is entitled to one membership for each Lot owned. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association, and is transferred only and automatically by conveyance of title to a Lot; however, the foregoing shall not be construed to prohibit assignment of membership and voting rights by an Owner who is a contract seller to his vendee in possession.

## ARTICLE VI

### VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. So long as Class B membership exists, Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. If more than one person holds an interest in any Lot, all such persons shall be members, and the vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot. Prior to any meeting at which a vote is to be taken, each co-Owner must file the name of the voting co-Owner with the Owner to vote at such meeting, unless such co-Owners have filed a general voting authority with the Secretary of the Association applicable to all votes until rescinded.

Class B. The Class B member shall be the Declarant, and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of one of the following events, whichever first occurs:

(1) Ninety percent (90%) of the lots in the subdivision being transfer to Owners

(2) The Developer notifying all Owners, in writing, that all Class "B" shares are voided. The Developer may void Class "B" shares at anytime up and until all lots are conveyed to Owners. If the Developer voids Class "B" shares, The Developer shall be issued Class "A" shares for any lots still owned by the Developer, if any.

## ARTICLE VII

### BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the Bylaws of the Association, but at no time shall be less than three (3). Any Director may succeed himself in office. At the first annual meeting, the members shall elect one Director for a term of one year, one Director for a term of two years and one Director for a term of three years. At each annual meeting thereafter, the members shall elect one Director for a term of three years. The names and addresses of the persons who are to serve as the initial Directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Mark Taylor	PO Box 10779 Brooksville, Florida 34603
Jon Boatwright	PO Box 10779 Brooksville, Florida 34603
Christine Boatwright	PO Box 10779 Brooksville, Florida 34603

## ARTICLE VIII

### OFFICERS

The affairs of the Association shall be administered by a President, a Vice President, a Secretary, a Treasurer and such other officers as may be designated by the Bylaws, and at the times and in the manner prescribed in the Bylaws. The names and addresses of the initial officers who shall serve until their death, resignation, removal or until successors are designated are as follows:

Jon Boatwright	President
Mark Taylor	Vice President
Christine Boatwright	Secretary/Treasurer

## ARTICLE IX

### INDEMNIFICATION

The Association shall, and does hereby, indemnify any person ("Indemnitee") for any and all liability arising from his official capacity or from any acts committed or failure to act by him in his official capacity as an officer or Director of the Association, including acts which are adjudged by a court of law to have constituted negligence or misconduct in the performance of his duty to the Association, and resulting from judgment, fines, or amounts paid in settlement which are incurred in any action, suit or proceeding whether civil, criminal, administrative or investigative, and whether such action, suit or proceeding is brought by or in the right of the Association, or other parties, and whether such action, suit or proceeding is commenced during or subsequent to his tenure as an officer or director of the Association ("Proceedings").

The Association will reimburse Indemnitees for any and all actual and reasonable expenses, including, without limitation, attorneys' fees and court costs ("Expenses") as Expenses are incurred by Indemnitees in Proceedings. Notwithstanding anything to the contrary herein, the Association will not indemnify Indemnitees for any liability or expenses for actions which constitute gross negligence or willful misconduct, except where such actions are undertaken at the request of the Association. The indemnification provided in this Article shall be in addition to and shall not limit or modify any other rights to indemnity to which Indemnitees are entitled, including, without limitation, those conferred under Florida law or the Bylaws, articles or any agreement executed by the Association.

## ARTICLE X

### DISSOLUTION; MERGER; CONSOLIDATION

The Association may be merged or consolidated with another association not for profit, or may be dissolved, with the assent given in writing and signed by not less than a majority of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to the purposes of the Association set forth herein and in the Declaration.

## ARTICLE XI

### DURATION

The corporation shall exist perpetually.

ARTICLE XII

AMENDMENTS

Amendment of these articles shall require the assent by vote of at least two-thirds (2/3) of the votes entitled to be cast by the entire membership. Amendments may be proposed by a majority of the board of Directors or by persons entitled to cast twenty-five percent (25%) of the votes entitled to be cast by the entire membership.

ARTICLE XIII

INTERPRETATION

Express reference is made to the terms and provisions of the Declaration where necessary to interpret, construe and clarify the provisions of these Articles. All terms defined in the Declaration shall have the same meaning where used herein. To the extent possible, these Articles shall be construed, interpreted and applied in a manner consistent and not in conflict with the terms and application of the Declaration.

ARTICLE XIV

SUBSCRIBERS

The names and residences of the subscribers of these articles are as follows:

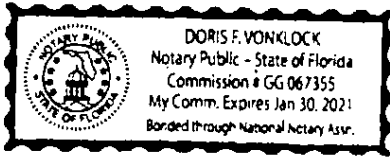
<u>NAME</u>	<u>ADDRESS</u>
Mark Taylor	PO Box 10779 Brooksville, Florida 34603
Jon Boatwright	PO Box 10779 Brooksville, Florida 34603
Christine Boatwright	PO Box 10779 Brooksville, Florida 34603

IN WITNESS WHEREOF, the subscribers have affixed their signature this 26th day of July, 2017.

  
\_\_\_\_\_  
MARK TAYLOR

STATE OF FLORIDA  
COUNTY OF HERNANDO

Before me, the undersigned authority personally appeared Mark Taylor, who, after being first duly sworn acknowledged that she executed the foregoing Articles of Incorporation for the purposes therein expressed, this 26th day of July, 2017.



Doris F. vonKlock  
Notary Public

My Commission Expires:

Jon Boatwright  
JON BOATWRIGHT

STATE OF FLORIDA  
COUNTY OF ALACHUA

Before me, the undersigned authority personally appeared Jon Boatwright, who, after being first duly sworn acknowledged that he executed the foregoing Articles of Incorporation for the purposes therein expressed, this 14<sup>th</sup> day of July, 2017.

Brenda Gatson  
Notary Public



Brenda Gatson  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF934918  
Expires 11/14/2019

My Commission Expires: 11-14-2019

Christine Boatwright  
CHRISTINE BOATWRIGHT

STATE OF FLORIDA  
COUNTY OF ALACHUA

Before me, the undersigned authority personally appeared Christine Boatwright, who, after being first duly sworn acknowledged that she executed the foregoing Articles of Incorporation for the purposes therein expressed, this 14<sup>th</sup> day of July, 2017.

Brenda Gatson  
Notary Public



Brenda Gatson  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF934918  
Expires 11/14/2019

My Commission Expires: 11-14-2019

Having been named to accept service of process for the above stated corporation, at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties

Dated: July 26, 2017

Mark Taylor  
MARK TAYLOR

17 JUL 31 AM 11:4  
NOTARY PUBLIC  
STATE OF FLORIDA