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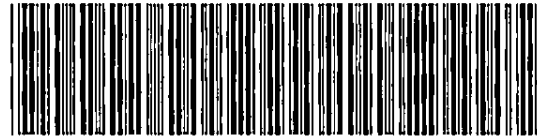
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ALLAHASSEE, FLORIDA

AUG 21 2017  
K. Brumbley

**KUENZEL LAW, P.A.**  
ATTORNEYS AT LAW

• Diane V. Kuenzel, Esquire

Central Pasco Professional Center  
4111 Land O' Lakes Blvd., Ste. 302-C  
Land O' Lakes, FL 34639  
Telephone: (813) 996-7710/Fax: (813) 996-5944  
Email: [Lakerlaw@aol.com](mailto:Lakerlaw@aol.com)

• Calvin V. Kuenzel, Esquire

August 18, 2017

Florida Department of State  
Division of Corporations  
PO Box 6327  
Tallahassee, FL 32314

**Re: Ampelos Homeowners Association, Inc.**

Dear Sir/Madam:

Enclosed for filing please find an original and a copy of the Articles of Incorporation for the above referenced Florida Not-for-Profit Corporation, together with our firm's check in the amount of \$87.50 for filing fee, certified copy and certificate of standing.

Please feel free to contact our office if you have any additional questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'CVK', with a long horizontal stroke extending to the right.

Calvin V. Kuenzel, Esq.  
KUENZEL LAW, P.A.

CVK/hdw  
Enclosures

## COVER LETTER

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

**SUBJECT:** AMPELOS 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:** Athena T. Macheras Politis  
\_\_\_\_\_  
Name (Printed or typed)

4842 Mitchell Road  
\_\_\_\_\_  
Address

Land O' Lakes, FL 34638  
\_\_\_\_\_  
City, State & Zip

(727) 919-3091  
\_\_\_\_\_  
Daytime Telephone number

athena.politis@gmail.com  
\_\_\_\_\_  
E-mail address: (to be used for future annual report notification)

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

FILED  
17 AUG 21 AM 11:57  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION**

**OF**

**AMPELOS HOMEOWNERS ASSOCIATION, INC.**  
**A NOT-FOR-PROFIT FLORIDA CORPORATION**

The undersigned incorporator hereby executes and acknowledges these Articles of Incorporation for the purpose of forming a not for profit corporation in accordance with the laws of the State of Florida (Chapter 617, Florida Statutes).

**ARTICLE I**

**Name**

The name of this Corporation is AMPELOS HOMEOWNERS ASSOCIATION, INC. ("Association").

**ARTICLE II**

**Definitions**

As used herein, the term corporation shall be synonymous with "Association" as defined in the Declaration of Covenants and Restrictions for AMPELOS HOMEOWNERS ASSOCIATION, INC. which is or shall be recorded in the Public Records of Pasco County, Florida, ("Declaration"), and the words "Property", "Lot", "Common Areas", "Owner," and "Developer", are defined as set forth in the Declaration.

**ARTICLE III**

**Principal Office and Mailing Address**

The address of the principal office and the mailing address of this Corporation shall be:

PETER AND ATHENA POLITIS  
AMPELOS HOMEOWNERS ASSOCIATION, INC.  
4842 Mitchell Road  
Land O Lakes, FL 34638

**ARTICLE IV**

**Purposes**

The purposes for which this Association is formed are as follows:

- A. To take title to and to operate, maintain, repair, improve, lease and administer the Common Areas.

- B. To carry out the duties and obligations and receive the benefits given the Association by the Declaration.
- C. To establish bylaws ("Bylaws") for the operation of the Association and rules and regulations for governing the same, and enforce the provisions of the Declaration, these Articles of Incorporation and the Bylaws except those which require specific action by or approval of the directors or members ("Member") of the Association.
- D. Fix, levy, collect and enforce payment by any lawful means of all fees, charges, and assessments made pursuant to the terms of the Declaration; 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, and governmental charges levied or imposed against the property of the Association.
- E. Acquire (by gift, purchase or otherwise), own, hold, construct, improve, build upon, operate, lease, trade, sell, manage, and maintain both real and personal property in connection with the affairs of the Association.
- F. Dedicate, sell, or transfer all or any part of the Common Areas to any public agency, authority or utility for such purposes in accordance with the Declaration.
- G. To participate in mergers and consolidations with other non-profit corporations provided that any such merger or consolidation shall have been approved by the Members as provided herein.
- H. The Association shall have all of the common law and statutory powers provided under the laws of the State of Florida, and those powers provided by the Declaration, these Articles, and the Bylaws of the Association.
- I. No part of the net earnings of the Corporation shall inure to the benefit of any member, director, or officer of the Corporation, or any private individual (except that reasonable compensation may be paid for services rendered to or for the Corporation affecting one or more of its purposes), and no member, director or officer of the Corporation, or any private individual, shall be entitled to share in the distribution of any of the corporate assets on dissolution of the Corporation.
- J. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal income tax under section 501(c) (3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or by a corporation, contributions to which are deductible

under section 170(c) (2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

- K. This corporation shall 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.
- L. If this corporation is dissolved, the control or right of access to the property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the association.

#### **ARTICLE V**

##### **Powers of the Association**

The general powers that the Association shall have include all proper acts, necessary or incidental, for the benefit and protection of the Association, to transact lawful business, and to exercise all powers granted to Associations by the laws of Florida.

The Association shall operate, maintain and manage the surface water or stormwater management system for the Property in a manner consistent with the Southwest Florida Water Management District ("SWFWMD") permit requirements and applicable SWFWMD rules and shall assist in the enforcement of the covenants and restrictions in the Declaration which relate to the surface water or storm water management system.

The Association shall levy and collect adequate assessments against members of the Association for the cost of maintenance and operation of the surface water or stormwater management system.

#### **ARTICLE VI**

##### **Existence of Corporation**

The existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida, the Association shall exist perpetually.

## **ARTICLE VII**

### **Incorporator**

The name and street address of the incorporator making these Articles of Incorporation are:

ATHENA T. MACHERAS POLITIS  
4842 Mitchell Road  
Land O Lakes, FL 34638

## **ARTICLE VIII**

### **Initial Board of Directors and Officers and Manner of Election**

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership.

1. PETER POLITIS- President -4842 Mitchell Road, Land O Lakes, FL 34638
2. ATHENA T. MACHERAS POLITIS- Vice President, Secretary, Treasurer- 4842 Mitchell Road, Land O Lakes, FL 34638

A. Subject to the direction of the Board of Directors, the affairs of the Association shall be administered by officers who shall be elected by and serve at the pleasure of said Board of Directors.

B. All officers shall be elected by the Board of Directors in accordance with the Bylaws at the regular annual meeting of the Board as established by the Bylaws. The Board of Directors shall elect a President, Secretary, Treasurer and such other officers as it shall deem desirable.

## **ARTICLE IX**

### **Registered Office and Registered Agent**

The initial registered office of this Corporation shall be located at 4842 Mitchell Road, Land O Lakes, FL 34638, and the initial registered agent of this Corporation at such office shall be ATHENA T. MACHERAS POLITIS. This Corporation shall have the right to change such registered office and such registered agent from time to time, as provided by law.

**ARTICLE X**  
**Bylaws**

- A. The Bylaws of this Association shall be adopted by the Board of Directors. The Bylaws may be amended by the Members in the manner provided in said Bylaws.
- B. No amendment to the Bylaws shall be passed which would change the rights and privileges of the "Developer" referred to in the Declaration without the "Developer's" prior written approval.
- C. No amendment to the Bylaws shall be passed which would operate to impair or prejudice the rights or liabilities of any mortgagee.

**ARTICLE XI**  
**Amendment**

The Association shall have the right to amend these Articles of Incorporation at any time upon the affirmative vote (in person or by proxy) or written consent or any combination thereof, of members holding not less than two-thirds (2/3) of the total votes of the Association. No amendment shall make any changes in the qualifications for membership nor the voting rights of the members, without approval in writing by all members and the joinder of all record owners' mortgages upon the Lots. No amendment shall be made that is in conflict with Florida law or the Declaration unless the latter is amended to conform to the same.

**ARTICLE XII**  
**Indemnification**

Every Director and officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him, in connection with any proceedings or any settlement thereof, to which he may be a party, or in which he may become involved by reason of his being or having been a Director or officer of the Association, whether or not he is a Director or officer at the time such expenses are incurred, except in such cases wherein the Director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided, that all settlements must be approved by the Board of Directors as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.




**ARTICLE XIII**  
**Construction**

In the event of any conflict or ambiguity between the terms and conditions of the Declaration and these Articles or the Bylaws, the Declaration shall have priority over these Articles and the Bylaws and the terms and conditions of the Declaration shall take precedence over and supersede the terms and conditions of the Articles and the Bylaws. In the event of a conflict between these Articles and the Bylaws, the terms of the Articles shall take precedence over the terms of the Bylaws. Any conflict or ambiguity with regard to the affairs of the Association shall be resolved by reference to this provision.

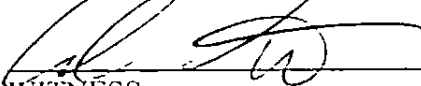
**ARTICLE XIV**  
**Members**

Every Owner shall automatically be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot, and any membership shall terminate simultaneously with any termination of ownership. Change of membership in the Association shall be established by recording in the Public Records of Pasco County, Florida, a deed or other instrument conveying record fee title to any Lot. The Owner designated by such instrument shall, by his acceptance of such instrument, become a member of the Association, and the membership of the prior Owner shall be terminated. The interest, if any, of a member in the funds and assets of the Association shall not be assigned, hypothecated or transferred in any manner except as an appurtenance to the conveyance of his Lot. Membership in the Association by all Owners shall be compulsory and shall continue, as to each Owner, until such time as an Owner transfers or conveys of record his interest in the Lot upon which his membership is based or until his interest is transferred or conveyed by operation of law, at which time the membership shall automatically be conferred upon the transferee.

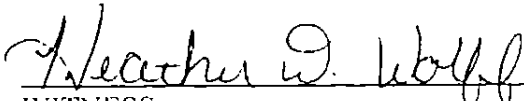
IN WITNESS WHEREOF, I, the undersigned organizer and incorporator, have hereunto set my hand and seal this 16<sup>th</sup> day of August, 2017, for the purpose of forming this corporation under the laws of the State of Florida, and I hereby make and file in the Office of the Secretary of State of Florida, this Certificate of Incorporation and certify that the facts therein stated are true.

  
\_\_\_\_\_  
ATHENA T. MACHERAS POLITIS,  
INCORPORATOR

WITNESSES AS TO INCORPORATOR:

  
WITNESS

Print: Calvin V. Kuenzel

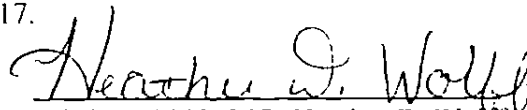
  
WITNESS

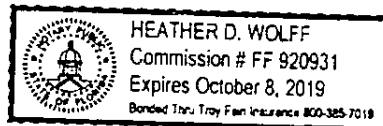
Print: Heather D. Wolff

STATE OF FLORIDA  
COUNTY OF PASCO

BEFORE ME, the undersigned authority, personally appeared ATHENA T. MACHERAS POLITIS, who produced a Florida Driver's License as identification, and who in my presence, hereunto subscribed her name and signature to the foregoing Articles of Incorporation for AMPELOS HOMEOWNERS ASSOCIATION, INC.

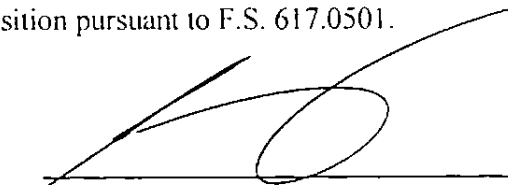
DATED this 16<sup>th</sup> day of August, 2017.

  
NOTARY PUBLIC: Heather D. Wolff



**ACCEPTANCE OF REGISTERED AGENT**

Having been named to accept service of process for AMPELOS HOMEOWNERS ASSOCIATION, INC., at the place designated in the articles of incorporation, the undersigned is familiar with and accepts the obligations of that position pursuant to F.S. 617.0501.

  
ATHENA T. MACHERAS POLITIS

Date: August 16, 2017

Prepared by:

Calvin V. Kuenzel, Esquire  
KUENZEL LAW, P.A.  
4111 Land O' Lakes Boulevard  
Suite 302-C  
Land O' Lakes, Florida 34639  
(813) 996-7710