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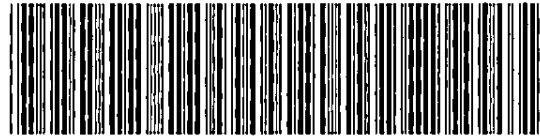
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CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

Sydney Oak Homeowners Association, Inc

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- ☒ Art of Inc. File _____
- _____ LTD Partnership File _____
- _____ Foreign Corp. File _____
- _____ L.C. File _____
- _____ Fictitious Name File _____
- _____ Trade/Service Mark _____
- _____ Merger File _____
- _____ Art. of Amend. File _____
- _____ RA Resignation _____
- _____ Dissolution / Withdrawal _____
- _____ Annual Report / Reinstatement _____
- _____ Cert. Copy _____
- _____ Photo Copy _____
- _____ Certificate of Good Standing _____
- _____ Certificate of Status _____
- _____ Certificate of Fictitious Name _____
- _____ Corp Record Search _____
- _____ Officer Search _____
- _____ Fictitious Search _____
- _____ Fictitious Owner Search _____
- _____ Vehicle Search _____
- _____ Driving Record _____
- _____ UCC 1 or 3 File _____
- _____ UCC 11 Search _____
- _____ UCC 11 Retrieval _____
- _____ Courier _____

Signature _____

Requested by: SETH

09/26/17

me

Date

Time

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ARTICLES OF INCORPORATION

OF

Sydney Oak Homeowners Association, Inc.

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The undersigned to these Articles of Incorporation, a natural person competent to contract, hereby forms a corporation under the Chapter 617 of the Florida Statutes, hereby adopt the following Articles of Incorporation:

ARTICLE I.

NAME

The name of this Corporation is:

Sydney Oak Homeowners Association, Inc. (the "Association").

ARTICLE II.

PERMITTED BUSINESSES AND ACTIVITIES

The Association may engage in every phase of any and all activities or businesses permitted by the laws of the United States and Chapter 617 of the Florida Statutes (the Florida Corporations Not for Profit Act) or any other state, territory, district, or possession of the United States and all such activities or businesses as may be permitted in any foreign country. Specifically, and without limiting the foregoing, this Association is designated for the purpose of establishing and enforcing certain covenants of the residence lots and common area within a certain subdivided tract of real property described in Attachment "A" hereto, and to promote the health, safety, and welfare of the residents within the described real property and such additions thereto as may hereafter be brought within the jurisdiction of this Association for such purpose.

In furtherance of such purposes, the Association will have the power to:

(a) perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Restrictions, Easements, Limitations and Conditions (the "Declaration") applicable to the subdivision to be recorded in the public records of Hillsborough County, Florida;

(b) affix, levy, and collect all charges and assessments pursuant to the terms of the Declaration and By Laws, and enforce payment thereof by any lawful means; and 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 on the property of the Association;

(c) acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

(d) borrow money and, subject to the consent by vote or written instrument of at least 2/3 of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer will be effective unless an instrument has been signed by 2/3 of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation must have the consent by vote or written instrument of at least 2/3 of each class of members; and

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STATE OF FLORIDA

(g) have and exercise all powers, rights and privileges that a corporation organized under Chapter 617 of the Florida Statutes may now or hereafter have or exercise.

The Association is organized and will be operated exclusively for the above purposes. The activities of the Association will be financed by assessments on members as provided in the Declaration and no part of any net earnings will inure to the benefit of any member.

ARTICLE III.

TERM OF EXISTENCE

The existence of this Association is to begin at the time of incorporation and acknowledgment of these Articles of Incorporation and to continue perpetually thereafter or as otherwise provided by the governing documents of the Association.

ARTICLE IV.

PRINCIPAL OFFICE ADDRESS

The street address of the initial principal office of the Association in the State of Florida is 4143 Moores Lake Rd Dover, FL 33527. The Board of Directors may from time to time move the principal office to any other address in Florida, and may establish branch offices in such other place or places within or without the State of Florida as it may designate.

ARTICLE V.

REGISTERED AGENT

The Registered Agent of the Association and the address of the Registered Agent and Registered Office of the Association shall be as follows:

<u>Name</u>	<u>Address</u>
Eduardo F. Morrell	425 South Florida Avenue, Lakeland, FL 33801

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ARTICLE VI.

ORIGINAL INCORPORATOR

The Original Incorporator is as follows:

Name

Address

Eduardo F. Morrell

425 South Florida Avenue, Lakeland, FL 33801

ARTICLE VII.

DIRECTORS

This Association shall have one (1) Directors initially. The number of Directors may be increased or diminished from time to time, as provided in the By-Laws.

ARTICLE VIII.

DIRECTORS' POWERS

The Board of Directors shall have the power to permit Contracts or other transactions between the Association and one or more of its Directors individually or businesses in which one or more of its Directors are interested, and to exercise such other powers of the Association as are not inconsistent with these Articles or with any By-Laws.

ARTICLE IX.

APPOINTMENT/ ELECTION OF DIRECTOR(S)

The method of appointment or election of Directors shall be as stated in the Bylaws.

ARTICLE X.

AMENDMENTS

The Association reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation in the manner now or hereafter prescribed by law, and all rights conferred on members herein are granted and subject to this reservation. Every

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amendment shall be approved by the Board of Directors, proposed by them to the members, and approved at a members' meeting by a majority of the members entitled to vote thereon or in such other manner as may be provided by law.

ARTICLE XI.

MEMBERS

Every person or entity who/which is a record owner of a fee or undivided fee interest in any lot which is subject by the Declarations and By Laws to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, will be a member of the Association. Membership will be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association. The Developer may assign all or a portion of his Membership.

ARTICLE XII.

MEMBER CLASSES

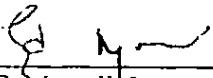
The Association will have two (2) classes of voting members, which are defined as follows:

Class A. Class A members will include all owners with the exception of the Developer, as that term is defined in the Declaration. Class A members will be entitled to vote for each lot owned. When more than one person holds an interest in any lot, all of those persons will be members. The vote for such lot will be exercised as such members determine among themselves, but in no event will more than one vote be cast with respect to any lot owned by Class A members.

Class B. Class B member will be the Developer, as that term is defined in the Declaration. The Developer will be entitled to two (2) of votes for each lot owned. Class B membership will cease and be converted to Class A membership as provided in the Declaration.

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17 SEP 27 PM 12:02
CLERK OF DISTRICT COURT
STATE OF FLORIDA

IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and seal, this 27th day of September, 2017, for the purpose of forming this Association under Chapter 617 of the Florida Statutes, and I hereby make and file with the Department of State of the State of Florida, these Articles of Incorporation, and certify that the facts herein stated are true.


_____(SEAL)
Eduardo F. Morrell, Incorporator

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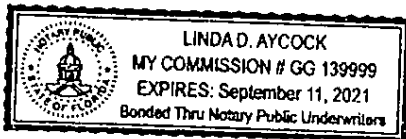
STATE OF FLORIDA,
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 27th day of September, 2017, by Eduardo F. Morrell, who is personally known to me or who has produced _____ as identification.

Linda D. Aycock
NOTARY PUBLIC

My Commission Expires:

Linda D. Aycock
(Type/Print/Stamp Name)



Serial Number, if any

NOTARIAL STAMP

Acknowledgement:

Having been named to accept service of process for the above Association at the place designated in these Articles of Incorporation, 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.

Eduardo F. Morrell
Eduardo F. Morrell, Registered Agent

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ATTACHMENT "A"

The West 954.67 feet of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 16, Township 29 South, Range 21 East, Hillsborough County, Florida, less the South 77.00 feet of the West 137.00 feet thereof and subject to maintained right of way on the West side thereof for Sydney Dover Road.

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