

117 000012606

Florida Department of
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H17000335039 3)))



H17000335039ABC+

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 617-6381

From:

Account Name : AKERMAN LLP - ORLANDO
Account Number : 076656002425
Phone : (407) 423-4000
Fax Number : (407) 843-6610

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: charris@jtdlandco.com

FLORIDA PROFIT/NON PROFIT CORPORATION
Cypress Ridge Community Homeowners Association, Inc.

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$70.00

H17000335039 3

ARTICLES OF INCORPORATION
OF
CYPRESS RIDGE COMMUNITY HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION

ARTICLE I
NAME

The name of this corporation shall be CYPRESS RIDGE COMMUNITY HOMEOWNERS ASSOCIATION, INC. (the "Association").

ARTICLE II
DURATION

Existence of the Association shall commence with the filing of these Articles of Incorporation ("Articles") with the State of Florida Department of State. The Association shall have perpetual existence. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Stormwater Management System must be transferred to and accepted by an entity which complies with Rule 62-330.310, F.A.C., and Applicant's Handbook Volume I, Section 12.3, and be approved by the District prior to such termination, dissolution or liquidation.

ARTICLE III
PURPOSE AND POWERS OF THE ASSOCIATION

The Association is organized for the purpose of enforcing, and fulfilling the objectives and purposes stated in the "Governing Documents" (as that term is defined in that certain Declaration of Covenants, Conditions, Easements, and Restrictions for Cypress Ridge Community Homeowners Association, Inc., as same may from time to time be amended or supplemented (the "Declaration"), to be recorded in the Public Records of Osceola County, Florida). Capitalized terms used above or herein without definition shall have the same meanings given or ascribed to such terms in the Governing Documents. The Association shall have all the powers of a not for profit corporation organized under Chapter 617 of the Florida Statutes, Florida Not For Profit Corporation Act (the "Act"), subject, however, only to such limitations upon the exercise of such powers as are expressly set forth in the Governing Documents. The Association shall have the power to do any and all lawful things which may be authorized, assigned, required, or permitted to be done by the Association pursuant to the Governing Documents and/or the Act, including, but in no way limited to: (i) ownership, operation, management, administration, maintenance, repair, replacement, and insurance of the Common Areas; (ii) the levy and collection of Assessments; and (iii) to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association as specified in the Governing Documents and/or under the Act. The Association shall operate, maintain and manage the Stormwater Management System in a manner consistent with District Permit Number 49-00920-P-05, and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the Stormwater Management System. The assessments shall be used for the maintenance and repair of the Stormwater Management System and mitigation or preservation areas, including but not limited to work within retention areas, drainage structures and drainage easements.

H17000335039 3

H170003350393

ARTICLE IV
PRINCIPAL OFFICE

The street address of the initial principal office and mailing address of the Association is 210 S. Hoagland Blvd., Kissimmee, Florida 34741.

ARTICLE V
REGISTERED OFFICE AND AGENT

Titan HOA Management, LLC, whose address is 1637 E. Vine Street, Suite 300, Kissimmee, Florida 34744, is hereby appointed the initial registered agent of the Association and the registered office shall be at said address.

ARTICLE VI
MEMBERSHIP

Every person or entity which qualifies as a Member of the Association in accordance with the Declaration shall be a Member of the Association, and such membership shall carry all rights, restrictions, benefits, interests, and limitations granted pursuant to the Governing Documents, any Rules and Regulations, and the Act.

ARTICLE VII
VOTING RIGHTS

A Member's right to vote in Association matters shall vest as set forth in the Declaration. All voting rights of a Member shall be exercised in accordance with and subject to the terms, conditions, restrictions, and limitations provided in the Governing Documents.

ARTICLE VIII
BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors who shall be appointed or elected pursuant to the provisions of the Bylaws. The number of Directors constituting the initial Board of Directors shall be three (3). The names and addresses of the persons who are to act in the capacity of initial Directors until the election and qualification of their successors as provided in the Bylaws are:

<u>Name:</u>	<u>Address:</u>
Craig C. Harris	210 S. Hoagland Blvd., Kissimmee, FL 34741
Kimberly Buccellato	210 S. Hoagland Blvd., Kissimmee, FL 34741
Kristy Kelley	210 S. Hoagland Blvd., Kissimmee, FL 34741

H170003350393

H17000335039 3

ARTICLE IX
AMENDMENT

These Articles may be amended, supplemented, and modified at any time and from time to time in the same manner that the Declaration may be amended, supplemented and modified.

ARTICLE X
BYLAWS

The initial Bylaws of the Association shall be adopted by the Board and may be amended, supplemented, and modified at any time and from time to time in the same manner that the Declaration may be amended, supplemented and modified.

ARTICLE XI
INCORPORATOR

The name and address of the Incorporator of the Association is:

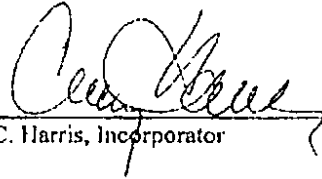
Name:

Craig C. Harris

Address:

210 S. Hoagland Blvd.,
Kissimmee, FL 34741

21st IN WITNESS WHEREOF, the incorporator has signed these Articles of Incorporation this day of December, 2017.



Craig C. Harris, Incorporator

H17000335039 3

N17000335039 3

**CERTIFICATE DESIGNATING REGISTERED AGENT
FOR SERVICE OF PROCESS**

Pursuant to the provisions of Chapters 48 and 617 of the Florida Statutes, the corporation identified below hereby submits the following Certificate Designating Registered Agent for Service of Process ("Certificate") in designation of the registered office and registered agent in the State of Florida.

CYPRESS RIDGE COMMUNITY HOMEOWNERS ASSOCIATION, INC., desiring to organize as a not for profit corporation under the laws of the State of Florida, with its registered office at with its registered office at 1637 E. Vine Street, Suite 300, Kissimmee, Florida 34744, has named Titan Management HOA, LLC, located at the above-registered office, as its registered agent to accept service of process within this State.

ACKNOWLEDGMENT:

Having been named as registered agent for the above-stated corporation at the place designated in this Certificate, I hereby acknowledge that I am familiar with the obligations of a registered agent under the laws of the State of Florida, accept to act as registered agent for the above-stated corporation, and agree to comply with the provisions of all Laws applicable to the performance of such office.

Titan HOA Management, LLC,
a Florida limited liability company,
d/b/a Titan Management

By: [Signature]
Name: Lo. Dan
Title: Chief Operating Officer
Dated: 12/4, 2017

N17000335039 3