

N 18000000500

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(Address)

(Address)

(City/State/Zip/Phone #)

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2018 NOV - 8 PM 4: 22

SECRETARY OF STATE
TALLAHASSEE, FL

C. GOLDEN

NOV - 9 2018

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: SANDHILL RIDGE HOME OWNER'S ASSOCIATION, INC.

DOCUMENT NUMBER: N18000000500

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

James Jarboe

(Name of Contact Person)

Cardel Homes

(Firm/ Company)

3160 S. Falkenburg Rd.

(Address)

3160 S. Falkenburg Rd.

(City/ State and Zip Code)

Riverview, FL 33578

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

For further information concerning this matter, please call:

James Jarboe

813

404-1585

at

(Name of Contact Person)

(Area Code)

(Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

☒ \$35 Filing Fee

☐ \$43.75 Filing Fee &
Certificate of Status

☐ \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed)

☐ \$52.50 Filing Fee
Certificate of Status
Certified Copy
(Additional Copy is
Enclosed)

Mailing Address

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

Street Address

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



FLORIDA DEPARTMENT OF STATE
Division of Corporations

October 31, 2018

TODD MACKEY
3160 S. FALKENBURG ROAD
RIVERVIEW, FL 33578

SUBJECT: SANDHILL RIDGE HOME OWNER'S ASSOCIATION, INC.
Ref. Number: N18000000500

We have received your document and check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

Articles of Correction must be filed within 30 days of the file date of the document that is being corrected. As the time period for filing Articles of Correction has expired, an amendment to the articles of incorporation could be filed at this time.

We are enclosing the proper form(s) with instructions for your convenience.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Claretha Golden
Regulatory Specialist II

Letter Number: 218A00022511

RECEIVED
2018 NOV -8 AM 10:43
SECRETARY OF STATE
TALLAHASSEE, FL

Articles of Amendment
to
Articles of Incorporation
of

FILED

2018 NOV -8 PM 4: 22

Sandhill Ridge Home Owner's Association Inc.

(Name of Corporation as currently filed with the Florida Dept. of State)

N18000000500

(Document Number of Corporation (if known))

CLERK OF STATE
TALLAHASSEE, FL

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

N/A

The new name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc." "Company" or "Co." may not be used in the name.

B. Enter new principal office address, if applicable:

N/A

(Principal office address MUST BE A STREET ADDRESS)

C. Enter new mailing address, if applicable:

N/A

(Mailing address MAY BE A POST OFFICE BOX)

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent: N/A

(Florida street address)

New Registered Office Address:

N/A

(City)

Florida

(Zip Code)

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.

Signature of New Registered Agent, if changing

If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:

(Attach additional sheets, if necessary)

Please note the officer/director title by the first letter of the office title:

P = President; V= Vice President; T= Treasurer; S= Secretary; D= Director; TR= Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.

Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.

Example:

<input checked="" type="checkbox"/> Change	<u>PT</u>	<u>John Doe</u>
<input type="checkbox"/> Remove	<u>V</u>	<u>Mike Jones</u>
<input type="checkbox"/> Add	<u>SV</u>	<u>Sally Smith</u>

<u>Type of Action</u> (Check One)	<u>Title</u>	<u>Name</u>	<u>Address</u>
1) <input type="checkbox"/> Change	_____	N/A	_____
<input type="checkbox"/> Add	_____	_____	_____
<input type="checkbox"/> Remove	_____	_____	_____
2) <input type="checkbox"/> Change	_____	N/A	_____
<input type="checkbox"/> Add	_____	_____	_____
<input type="checkbox"/> Remove	_____	_____	_____
3) <input type="checkbox"/> Change	_____	N/A	_____
<input type="checkbox"/> Add	_____	_____	_____
<input type="checkbox"/> Remove	_____	_____	_____
4) <input type="checkbox"/> Change	_____	N/A	_____
<input type="checkbox"/> Add	_____	_____	_____
<input type="checkbox"/> Remove	_____	_____	_____
5) <input type="checkbox"/> Change	_____	N/A	_____
<input type="checkbox"/> Add	_____	_____	_____
<input type="checkbox"/> Remove	_____	_____	_____
6) <input type="checkbox"/> Change	_____	N/A	_____
<input type="checkbox"/> Add	_____	_____	_____
<input type="checkbox"/> Remove	_____	_____	_____

E. If amending or adding additional Articles, enter change(s) here:
(attach additional sheets, if necessary). (Be specific)

SEE ATTACHED SHEETS - AMENDED ARTICLES OF INCORPORATION DOCUMENT SIGNED 10/23/2018

5 PAGES IN TOTAL

**AMENDED
ARTICLES OF INCORPORATION
OF
SANDHILL RIDGE HOME OWNER'S ASSOCIATION, INC**

ARTICLE I: NAME

The name of the corporation is Sandhill Ridge Home Owner's Association, Inc." ("Association").

ARTICLE II: PRINCIPAL ADDRESS

The mailing address of the Association is 3160 South Falkenburg Road, Riverview, Florida 33578 or as such other place as may be subsequently designated by the Board of Directors (the "Board") of the Association.

ARTICLE III: DURATION AND COMMENCEMENT

The Association shall exist perpetually. Should the Association be dissolved, the control of 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 facility. If such conveyance or dedication is not accepted, the surface water management system facilities shall be conveyed to a non-profit corporation similar to the Association.

ARTICLE IV: PURPOSE

The Association is intended to qualify as a "Homeowner Association" as pursuant to the Florida Statutes Chapter 720, now and as may be amended from time to time. The Association is organized for the purpose of carrying on the following functions: (a) the acquisition, construction, management, operation, maintenance, care, repair and replacement of all Association property as shown on the Plat of Sandhill Ridge, including the surface water management system as approved by the Southwest Florida Water Management District, including all lakes, retention areas, water management areas, ditches, culverts, structures and appurtenances; (b) obligations of the Association as set forth in the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Assessments of Sandhill Ridge (the "Declaration") recorded along with the Plat, in the Public Records of Hillsborough County, Florida, and as may be amended from time to time; and (c) to promote the health, safety and general welfare of the residents within Sandhill Ridge.

ARTICLE V: POWERS

The Association shall have all of the common law and statutory powers of a not-for-profit corporation. In addition, the Association shall have the following powers:

a. Exercise all of the powers and privileges and perform all of the duties and obligations of the Association as set forth in the Declaration, applicable to the property as recorded, amended by this Association as prescribed in the Declaration, or to be recorded in the Public Records of Hillsborough County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated by reference herein as if set forth at length; and to establish rules and regulations.

b. Fix, levy, collect and enforce payment by any lawful manner, all charges or assessments 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, or governmental charges levied or imposed against the property of the Association; and to sue or be sued.

c. To maintain, repair, replace and operate the Corporation's Property and any other property which must be maintained by the Corporation, including but not limited to 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.

d. To contract for professional management with a "Manager", which may be an individual, corporation, partnership or other entity, and to delegate to such manager the powers and duties of the Corporation.

e. 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.

f. Require all lot owners, parcel owners or unit owners to be members of the Association.

g. Borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

h. Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Areas, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the entire membership.

i. Have and exercise any and all powers, rights and privileges which a corporation organized under the non-profit corporation law of the State of Florida by law may now or hereafter have or exercise.

ARTICLE VI: MEMBERSHIP AND VOTING RIGHTS

The qualification of members, the manner of their admission to membership, the termination of such membership and voting by members shall be as follows:

Every person, firm, association, corporation or other legal entity who is a record owner or co-owner of the fee simple title to any Lot that is subject to the Declaration to assessment by the Association (the "Lot") shall be a member of the Association, provided that any person, firm, association, corporation or other legal entity who holds such title or interest merely as a security for the performance of an obligation (including, but not limited to mortgagees or trustees under deeds of trusts) shall not be a member of the Association, all as set forth in the Bylaws. Except for Declarant and the Board as appointed by it, Membership shall be limited to owners of Lots. Each member of the Association shall be entitled to one vote for each Lot held by such member in fee simple, as more particularly set forth in the bylaws.

Change of membership in the Association shall be established by the recording in the Public Records of Hillsborough County, Florida, of a deed or other instrument establishing a record title to a Lot and the delivery to the Association of a certified copy of such instrument. The owner designated by such instrument shall thereby become a member of the Association, and the membership of the prior owners, as to the Lot conveyed, shall be terminated.

ARTICLE VII: INCORPORATOR

The name and address of the incorporator is Todd Mackey, 3160 South Falkenburg Road, Riverview Florida 33578.

ARTICLE VIII FIRST OFFICERS

The names and addresses of the officers who are to serve until the first election of officer by the Directors are as follows:

Dean Hill, President
3160 South Falkenburg Rd
Riverview, Florida 33578

Jim Jarboe, Treasurer
3160 South Falkenburg Rd
Riverview, Florida 33578

Brian Phillips, Secretary
3160 South Falkenburg Rd
Riverview, Florida 33578

ARTICLE IX: BOARD OF DIRECTORS

a. The number of members of the first board of Directors shall be three (3) ("First Board"). Thereafter, the number of members of the board may be increased as provided in the Bylaws or Declaration.

b. The names and addresses of the persons who are to serve as the First Board are as follows:

Dean Hill, President
3160 South Falkenburg Rd
Riverview, Florida 33578

Jim Jarboe, Treasurer
3160 South Falkenburg Rd
Riverview, Florida 33578

Brian Phillips, Secretary
3160 South Falkenburg Rd
Riverview, Florida 33578

c. The First Board shall be the board of Directors of the Corporation until the termination of Class B membership subject to the rights to elect members to the board or as set forth in the Bylaws.

d. Declarant shall have the right to appoint, designate and elect all of the members of the First Board.

ARTICLE X REGISTERED AGENT

The name and address of the Registered Agent for the Corporation is:

Todd Mackey
3160 South Falkenburg Road
Riverview, Florida 33578

ARTICLE XI AMENDMENT OF ARTICLES

These Articles may be amended at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy.

ARTICLE XII: DISSOLUTION OF THE ASSOCIATION

The term of the Association shall be perpetual unless dissolved by the unanimous written consent of the Members and all mortgagees.

In WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Corporation, has caused these Amended and Restated Articles of Incorporation, to be executed this 22 day of OCTOBER 2018.

By: Todd Mackey
Todd Mackey

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

Acknowledged before me this 22 day of October 2018, by Todd Mackey as the incorporator of Sandhill Ridge Home Owner's Association, Inc. Said person is personally known to me or has produced _____ as identification.

Stephanie E. Hinson
Notary Public
My Commission Expires:



STEPHANIE E. HINSON
MY COMMISSION # FF 19337
EXPIRES: February 22, 2021
Bonded Thru Budget Notary Service

N/A

The date of each amendment(s) adoption: _____, if other than the date this document was signed.

N/A

Effective date if applicable: _____
(no more than 90 days after amendment file date)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Adoption of Amendment(s) (CHECK ONE)

- ☐ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.
- ☒ There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated 10/22/2018 _____

Signature  _____

(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator – if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

Dean Hill

(Typed or printed name of person signing)

President

(Title of person signing)