

N18 000005572

5/15/2018

2018-05/12:45:13/8

Division of Corporations

Florida Department of State
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.

((H18000150497 3)))



H180001504973ABC2

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

Handwritten:
A++
lisa@akerman.com
akerman.com

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

Email Address: _____

FLORIDA PROFIT/NON PROFIT CORPORATION
SPARKMAN RIDGE HOMEOWNERS ASSOCIATION, INC.

| | |
|-----------------------|---------|
| Certificate of Status | 0 |
| Certified Copy | 1 |
| Page Count | 05 |
| Estimated Charge | \$78.75 |

RECEIVED

2018 MAY 17 PM 12:45

DIVISION OF CORPORATIONS
COMMERCIAL
SERVICES

18 MAY 17 PM 2:50

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

Revised Per Attached Notice

Electronic Filing Menu

Corporate Filing Menu

Help

C RICO
MAY 17 2018

((H18000150497 3)))

**ARTICLES OF INCORPORATION
OF
SPARKMAN RIDGE HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA NOT FOR PROFIT CORPORATION**

**ARTICLE I
NAME**

The name of this corporation shall be Sparkman Ridge Homeowners Association, Inc., a Florida not for profit corporation (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 Sparkman Ridge, as same may from time to time be amended or supplemented (the "Declaration"), to be recorded in the Public Records of Volusia 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 0361660-001-DWC/CG, 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.

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
18 MAY 17 PM 2:50

((H18000150497 3)))

The street address of the initial principal office and mailing address of the Association is 5200 Vineland Road, Suite 200, Orlando, Florida 32811.

ARTICLE V
REGISTERED OFFICE AND AGENT

*262 4th Ave. N
PO Box 1598

Allen Vee Goss, whose address is ~~PO Box 1598~~ St. Petersburg, Florida 33734, is hereby appointed the 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 the Board, who shall be appointed or elected pursuant to the provisions of the Bylaws. The number of Directors constituting the initial Board 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> |
|---------------|-------------------------------------------------------|
| Brent Shearer | 3390 Peachtree Rd NE, Suite 100, Atlanta, GA 30326 |
| James Nash | 3390 Peachtree Rd NE, Suite 100, Atlanta, GA 30326 |
| Sheri Hammond | 3390 Peachtree Rd NE, Suite 100, Atlanta, GA 30326 |

ARTICLE IX
AMENDMENT

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
18 MAY 17 PM 2:50

(((H18000150497 3)))

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 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:

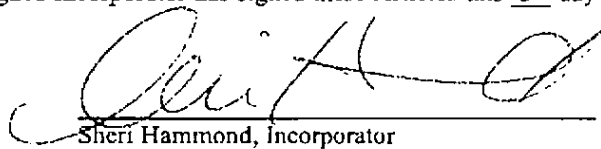
Name:

Address:

Sheri Hammond

3390 Peachtree Rd NE, Suite 100,
Atlanta, GA 30326

IN WITNESS WHEREOF, the undersigned Incorporator has signed these Articles this 12 day
of April, 2018.



Sheri Hammond, Incorporator

2018/05/17 12:14:51 8 /8

((H18000150497 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.

Sparkman Ridge Homeowners Association, Inc., a Florida not for profit corporation, a desiring to organize as a not for profit corporation under the laws of the State of Florida, with its registered office at ~~PO Box 0698~~ St. Petersburg, Florida 33734, has named Allen Vee Goss, located at the above-registered office, as its registered agent to accept service of process within the State of Florida.
*262 4th Ave. N

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.



Allen Vee Goss

Dated: 4/12/, 2018