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FLORIDA PROFIT/NON PROFIT CORPORATION

Reunion West Homeowners' Association, Inc.

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Fax Audit Number: H18000251398 3

**ARTICLES OF INCORPORATION FOR
REUNION WEST HOMEOWNERS' ASSOCIATION, INC.
(a corporation not-for-profit)**

The undersigned, acting as Incorporator(s) of a corporation pursuant to Chapter 617, Florida Statutes, and Chapter 720, Florida Statutes, adopt(s) the following Articles of Incorporation:

ARTICLE I - NAME

The name of the corporation shall be the Reunion West Homeowners Association, Inc., a Florida corporation not for profit (the "Association").

ARTICLE II -- PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The principal place of business and mailing address of the corporation shall be 1 Town Center Road, Suite 600, Boca Raton, Florida 33486.

ARTICLE III - PURPOSE(S)

Section 1. The corporation is organized as a corporation not-for-profit under Chapter 617 of the laws of the State of Florida, subject to the extent applicable, to Chapter 720 of the laws of the State of Florida to promote the health, safety and social welfare of the owners of property within the community developed or to be developed on the property known as Reunion West Fairways 17 and 18 (the "Property"). The Association may own, maintain, repair and replace the property owned by or dedicated to the Association, including landscaping and other improvements in and/or benefiting said Association and common areas, for which the obligation to maintain and repair has been delegated. The Association shall also perform duties delegated to such Association in any declaration of covenants and restrictions recorded in the Public Records of Osceola County, Florida with respect to the Property ("Declaration") and operate without profit for the benefit of its members.

ARTICLE IV- GENERAL POWERS

Section 1. The Association shall have all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, any Bylaws adopted by the Association (the "Bylaws"), and/or any Declaration and Chapter 720 of the Florida Statutes.

Section 2. The Association shall levy and collect adequate assessments against members of the Association for the costs of performing any maintenance obligations, operation obligations or other obligations or activities as set forth or permitted in any Declaration.

Fax Audit Number: H18000251398 3

ARTICLE V- MANNER OF ELECTION OF DIRECTORS

Directors shall be appointed as provided in the Bylaws of the Association or any Declaration.

ARTICLE VI - MEMBERS

Section 1. Every owner of a platted lot within the Property shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of the Property or any subdivided lot within the Property.

Section 2. The Association may have different classes of voting membership.

ARTICLE VII- DIRECTORS

Section 1. The Board of Directors of the Association shall be comprised of at least three (3) directors. The members of the Board of Directors (each a "Director") and their street addresses are:

Rick Feather	One Town Center Road, Suite 600 Boca Raton, Florida 33486
Jerry Edwards	One Town Center Road, Suite 600 Boca Raton, Florida 33486
Lauren Arcaro	One Town Center Road, Suite 600 Boca Raton, Florida 33486

Directors need not be members of the Association or residents of the State of Florida unless required by the Bylaws or any Declaration.

ARTICLE VIII- OFFICERS

The officers of the Association (each, an "Officer") shall be a President, a Vice President, a Secretary, an Assistant Secretary and a Treasurer, and such other Officers as the Board of Directors may from time to time, by resolution, create. Any two or more offices may be held by the same person except the offices of President and Secretary. Officers shall be elected for one (1) year terms in accordance with the procedures set forth in the Bylaws. The names of the Officers who are to manage the affairs of the Association until their successors are duly elected and qualified are:

Fax Audit Number: H18000251398 3

President:	Rick Feather One Town Center Road, Suite 600 Boca Raton, Florida 33486
Vice President and Assistant Secretary:	Jerry Edwards One Town Center Road, Suite 600 Boca Raton, Florida 33486
Secretary and Treasurer:	Lauren Arcaro One Town Center Road, Suite 600 Boca Raton, Florida 33486

ARTICLE IX - REGISTERED AGENT, MAILING ADDRESS AND STREET ADDRESS

The street and mailing address of the Association's initial registered office is One Town Center Road, Suite 600, Boca Raton, Florida 33486, and the name of the initial Registered Agent at such address is Reunion West Development Partners, LLLP, a Florida limited liability limited partnership.

ARTICLE X - CORPORATE EXISTENCE

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall have perpetual existence.

ARTICLE XI - BYLAWS

The Board of Directors may adopt Bylaws consistent with these Articles.

ARTICLE XII - AMENDMENTS TO ARTICLES OF INCORPORATION

The Board of Directors reserves the right to amend these Articles upon a majority vote of the Directors and such amendments shall become effective when executed by the President and Secretary of the Association.

ARTICLE XIII- INDEMNIFICATION OF OFFICERS AND DIRECTORS

Section 1. The Association hereby indemnifies any Director or Officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

(a) Whether civil, criminal, administrative or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for any act alleged to have been committed by such person in his

Fax Audit Number: H18000251398 3

capacity of Director or Officer of the Association, or in his capacity as a Director, Officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or Officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he had reasonable grounds for belief that such action was unlawful.

(b) By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a Director or Officer of the Association, or by reason of his being or having been a Director, Officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the reasonable expenses, including attorneys' fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association. Such person shall not be entitled to indemnification in relation to matters as to which such person has been adjudged to have been guilty of negligence or misconduct in the performance of his duty to the Association unless and only to the extent that the court, administrative agency, or investigative body before which such action, suit or proceeding is held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such tribunal shall deem proper.

Section 2. The Board of Directors shall determine whether amounts for which a Director or Officer seeks indemnification were properly incurred and whether such Director or Officer acted in good faith and in a manner he reasonably believed to be in the best interests of the Association, and whether, with respect to any criminal action or proceeding, he had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding.

Section 3. The foregoing rights of indemnification shall not be deemed to limit in any way the powers of the Association to indemnify under applicable law.

ARTICLE XIV - TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

Section 1. With the exception of Directors and Officers appointed by the Declarant under any Declaration, any financial or familial interest of an Officer or Director in any contract or transaction between the Association and one (1) or more of its Directors or Officers, or between the Association and any other corporation, partnership, association or other organization

Fax Audit Number: H18000251398 3

in which one (1) or more of its Directors or Officers are Directors or Officers, or have a financial interest, shall be disclosed, and further shall not be voidable solely for this reason, or solely because the Director or Officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction or solely because his or their votes are counted for such purpose. No Director or Officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

Section 2. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction, but, with the exception of Directors and Officers appointed by the Declarant under any Declaration, must abstain from voting on the issue.

ARTICLE XV - DISSOLUTION

The Association may be dissolved if three-fourths (3/4) of the votes cast at a duly held meeting of the members of the Association vote in favor of dissolution, unless otherwise prohibited by any Declaration. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

Fax Audit Number: H18000251398 3

ARTICLE XVI - INCORPORATOR

Name: Reunion West Development Partners, LLLP

Address: One Town Center Road, Suite 600, Boca Raton, Florida 33486

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation as Incorporator thereof this 27 day of August, 2018.

INCORPORATOR:

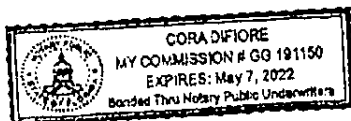
REUNION WEST DEVELOPMENT
PARTNERS LLLP,
a Florida limited liability limited
partnership

By: Reunion West Homebuilders, LLC,
a Florida limited liability company,
its general partner

By: [Signature]
Name: John Chaste
Title: C.F.O.

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 27 day of August, 2018, by JOHN CHASTE as CFO of Reunion West Homebuilders, LLC, a Florida limited liability company, the general partner of Reunion West Development Partners LLLP, a Florida limited liability limited partnership, who is personally known to me or who has produced a Florida driver's license as identification.



[Signature]
Notary Public
Name: CORA D. FIOVI
Serial Number: GG 191150
Commission Expires: 5/7/2022

Fax Audit Number: H18000251398 3

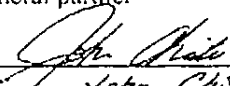
Fax Audit Number: H18000251398 3

REGISTERED AGENT

The undersigned hereby accepts appointment as Registered Agent of Reunion West Homeowners Association, Inc. this 27th day of August, 2018.

REUNION WEST DEVELOPMENT
PARTNERS LLLP,
a Florida limited liability limited
partnership

By: Reunion West Homebuilders, LLC,
a Florida limited liability company,
its general partner

By: 
Name: John Chaste
Title: C.F.O.