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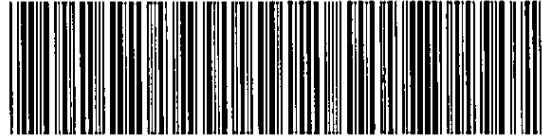
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2018 SEP 12 AM 9:04
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

SEP 13 2018

T. SCOTT

DANIEL HICKS, P.A.

DANIEL HICKS, ESQUIRE

ATTORNEY AT LAW
421 S. PINE AVENUE
OCALA, FLORIDA 34471
TEL. (352) 351-3353
FAX (352) 351-8054
E-Mail: weclose1@danielhickspa.com

REAL PROPERTY:
SHEILA HOWARD, L.A.

September 10, 2018

VIA FEDERAL EXPRESS

Florida Department of State
Division of Corporations
Clifton Building
2661 W. Executive Center Circle
Tallahassee, Florida 32301

Re: CHPP Property Owners Association, Inc.

Dear Sir:

Enclosed is the original Articles of Incorporation for filing on behalf of the above referenced non profit corporation. Also enclosed is our check in the amount of \$70.00 to cover the filing fee.

After the document has been filed, please forward your file stamped copy to the undersigned at the address shown above. Thank you.

Sincerely,

DANIEL HICKS, P.A.

BY: Daniel Hicks /hs
Daniel Hicks, Esquire

DH/bls
Enclosure (as stated)

ARTICLES OF INCORPORATION
OF
CHPP PROPERTY OWNERS ASSOCIATION, INC.

In compliance with Chapter 617, F.S., (Not for Profit)

2011 SEP 12 AM 9:34
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

In compliance with the requirements of the laws of the State of Florida, the undersigned hereby associate themselves together for the purpose of forming a corporation not-for-profit under Chapter 617, Florida Statutes, as amended, and do hereby certify:

ARTICLE 1. NAME

The name of the Corporation is CHPP PROPERTY OWNERS ASSOCIATION, INC., hereinafter called the "Association." The principal office is 6144 SW Highway 200, Ocala, Florida 34476.

ARTICLE 2. REGISTERED AGENT

The name of the Registered Agent is Daniel Hicks, and the Registered Office is 421 S. Pine Avenue, Ocala, Florida 34471.

ARTICLE 3. DEFINITIONS

All definitions in the Declaration of CHPP CONDOMINIUM, a Florida Condominium, (the "Declaration") to which a copy of these Articles are attached as Exhibit "B", are incorporated herein by reference and made a part hereof.

ARTICLE 4. PURPOSE AND DEFINITIONS

- 4.1 The primary purpose of this Association is to create an entity to provide a forum for discussion and communication among the Owners of units in CHPP CONDOMINIUM, a Florida Condominium, and to facilitate and assure the maintenance and operation of the property as may be subjected to the terms of the Declaration pursuant to its terms, including but not limited to the roadways and drainage facilities .
- 4.2 The Association does not contemplate pecuniary gain or profit, direct or indirect, to its Members. The Association shall make no distributions of income to its Members, Directors or Officers.

ARTICLE 5. POWERS

The Association shall have all the powers and duties reasonably necessary to operate and maintain the Association including the following:

- 5.1 To exercise all the powers and privileges and to perform all of the duties and obligations of

the Association as set forth in the Declaration as recorded in the Public Records of Marion County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length.

- 5.2 To promulgate or enforce rules, regulations, bylaws, covenants, restrictions, or agreements to effectuate all of the purposes for which the Association is organized.
- 5.3 To have and to exercise any and all powers, rights and privileges which a non-profit corporation organized under the laws of the State of Florida may now or hereafter have or exercise.
- 5.4 To establish, collect, and disburse assessments to be used for the maintenance and upkeep of the Common Areas, any private roadways, and the storm water and surface water drainage facilities located within CHPP CONDOMINIUM.
- 5.5 To enforce covenants, conditions or restrictions affecting the Property to the extent the Association may be authorized to do so under any Declaration or the Bylaws.
- 5.6 To enter into, make, perform or enforce contracts of every kind and description; and to all other acts necessary, appropriate or advisable in carrying out any purpose of the Association with or in association with any corporation or other entity or agency, public or private.

ARTICLE 6. MEMBERSHIP

Each owner of a Unit in the CHPP CONDOMINIUM shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Unit. All members agree to be bound by the terms and provisions of these Articles of Incorporation and such Bylaws and the terms of the Declaration of Condominium of CHPP.

ARTICLE 7. VOTING RIGHTS

The Owner of each Unit in the CHPP CONDOMINIUM shall be entitled to one (1) vote on all matters which shall be determined by a vote.

ARTICLE 8. BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors consisting of not less than two (2) nor more than five (5) persons who need not be members of the Association.

The first election of Directors shall be held within sixty (60) days after March 1, at a meeting of the members called for that purpose. The Directors shall be elected by the vote of a majority of the Members entitled to vote thereon at a meeting at which a majority of the Members entitled to vote are present.

The Directors named in these Articles shall serve until the first election of Directors, and any vacancies in their number occurring before the first election shall be filled by the remaining Directors. The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

| Name | Address |
|----------------|---|
| Kevin McDonald | 6144 SW Highway 200 Ocala, Florida 34476 |
| John B. Penn | 1201 SW 17 th Street Ocala, Florida 34471 |

ARTICLE 9. ASSESSMENTS

The Directors are required to establish a proposed annual assessment to be levied against each Lot sufficient to maintain, extend or improve, and for the express purpose of maintaining, extending, or improving the Common Areas, any other areas which are maintained or partially maintained by the Association, or any surface water or storm water management systems located within the Property. Notice of the proposed annual assessment for the next ensuing year shall be provided by the Association to all Members not less than fourteen (14) days nor more than sixty (60) days prior to an annual meeting of the members, which notice shall include the time and place for the proposed annual meeting [which shall be in Marion County, Florida]. At the annual meeting of the membership a proposed annual assessment (or any revised annual assessment provided that its total amount is not greater than the original proposed annual assessment included in the notice to the members) may be adopted by the affirmative vote of a majority of the Members then entitled to vote. The assessment so established may be levied and collected annually, quarterly, or monthly, at the sole discretion of the Directors. If, after the first annual assessment is adopted, a revised annual budget is not adopted at the annual meeting of the Members at which a proposed annual assessment is considered, the annual assessment for the following year shall be the prior year's annual assessment.

The Directors may, in their complete and sole discretion, propose a special assessment against the Units for one time and/or extraordinary expenses associated with the maintenance, extension or improvement of the Common Areas of the Property. The Directors shall give each member notification of the proposed Special Assessment, and the time and location for the meeting of the Directors and members for consideration of the Special Assessment (which shall be in Marion County, Florida) not less than fourteen (14) or greater than sixty (60) days prior to the scheduled special meeting of the Members. At the special meeting the Special Assessment (or any revised special assessment provided that the total amount is not greater than the proposed special assessment sent with the notice of the meeting) may be adopted by an affirmative vote of the Owners of at least sixty percent (60%) of the Units.

The Directors shall establish a separate interest bearing account for the deposit of all funds collected pursuant to this Article, and shall not place any other funds, regardless of source, in said account. All funds so deposited shall be disbursed only for improvements to, and extensions or maintenance of, the Common Areas of the CHPP CONDOMINIUM. The Directors shall keep separate records of all assessments made and collected pursuant to this Article, and all the monies deposited into, and disbursed from the account referred to above, and shall make said records available, at reasonable hours and in a reasonable manner, to any Member of the Association requesting access to same.

ARTICLE 10. DISSOLUTION

In the event of the dissolution of the Association, 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 acceptance of such dedication is refused, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust, or other organization to be used for such similar purposes.

ARTICLE 11. DURATION

The corporation shall exist perpetually.

ARTICLE 12. AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

- 12.1 Notice of Amendment. Notice of the subject matter of a proposed amendment shall be included in the written notice of any meeting at which a proposed amendment is considered.
- 12.2 Adoption of Resolution. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by sixty percent (60%) of the Members of the Association entitled to vote thereon.,
- 12.3 Adoption of Amendment. Adoption of the amendment will require the affirmative vote of three-fourths of the Members entitled to vote thereon.

ARTICLE 13 – SUBSCRIBERS

The name and street address of the subscriber and incorporator to these Articles of Incorporation is the same as listed in Article 2 hereof.

ARTICLE 14 – OFFICERS

The Board of Directors shall elect the President, Secretary and Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board or Directors shall from time to time determine.

The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

| | |
|-----------|---|
| President | Kevin McDonald 6144 SW Highway 200 Ocala, Florida 34476 |
| Secretary | John B. Penn 1201 SW 12 th Street Ocala, Florida 34471 |
| Treasurer | Kevin McDonald 6144 SW Highway 200 Ocala, Florida 34476 |

ARTICLE 15 – BYLAWS

The original Bylaws of the Association shall be adopted by a majority vote of the Directors. Thereafter, the Bylaws of the Association may be amended, altered or rescinded at a regular or special meeting of the Members by the majority vote of the Members otherwise entitled to vote thereon at a meeting at which a majority of the Members entitled to vote are present. Any amendments to Bylaws shall be binding on all Members of the Association.

ARTICLE 16 – INDEMNIFICATION OF OFFIERS AND DIRECTORS

The Association shall and does hereby indemnify and hold harmless Developer and every Director and every officer, their heirs, executors and administrators, against all loss, cost and expenses reasonably incurred in connection with any action, suit or proceeding to which he may be made a part by reason of his being or having been a Director or Officer of the Association, including reasonable counsel fees, except as to matters wherein he shall be finally adjudged in such action, suit or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Director or officer may be entitled.

ARTICLE 17 – TRANSACTION IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

No contract or transaction between the Association and one or more of the Directors or Officers, or between the Association and any other corporation, partnership, association, or other organization including without limitation, the Developer, or an affiliate of the Developer, or a corporation in which one or more of its Officers or Directors are Officers or Directors of this Association shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board or committee thereof which authorized the contract or transaction, or solely because said Officers' or Directors' votes are counted for such purposes. No director or Officer of the Association shall incur liability by reason of the fact that said Director or Officer may be interested in any such contract or transaction.

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.

IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of Florida, the undersigned, constituting the subscriber and incorporator of this Association, has executed these Articles of Incorporation this 10th day of September, 2018.



DANIEL HICKS, Incorporator

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was sworn to and subscribed before me this 10th day of September, 2018, by DANIEL HICKS, who is personally known to me.



Betsy L. Shank
Notary Public, State of Florida at Large
My commission expires:

CERTIFICATE OF ACCEPTANCE BY REGISTERED AGENT

Daniel Hicks, whose address is 421 S. Pine Avenue, Ocala, Florida 34471, is the initial registered agent named in the Articles of Incorporation to accept service of process for CHPP PROPERTY OWNERS ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, and he hereby accepts such appointment as registered agent at the place designated in this certificate.

DATED: September 10th, 2018

Daniel Hicks
DANIEL HICKS, Registered Agent