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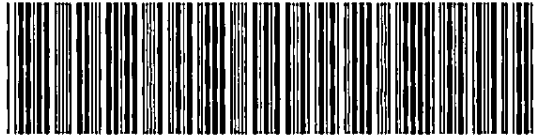
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JMH Equities, Inc.

*P O Box 6052
Lakeland. FL 33807*

*Phone: (863) 602-9015
jmhall313@gmail.com*

December 27, 2018

Department of State
Division of Corporations
Corporate Filings
P.O. Box 6327
Tallahassee, FL 32314

Re: Filing - Articles of Incorporation
Alamanda Addition Homeowners Association, Inc. (a corporation not for profit)


Gentlemen:

Enclosed is the original and one copy of the Articles of Incorporation of this proposed Corporation. Please endorse your approval on a certified copy and return to this office in the postage paid envelope enclosed.

Also enclosed is a check in the amount of \$78.75 to cover the filing fee of \$35; the Certificate of Registered Agent for Service of Process fee of \$35.00 and the fee for a Certified Copy of Articles of Incorporation of \$8.75 (\$8.75 for 6 pages).

Thank you for your assistance in this matter.

Very truly yours,


Jessica M. Hall, President
JMH Equities, Inc.

ARTICLES OF INCORPORATION OF ALAMANDA
ADDITION HOMEOWNERS ASSOCIATION, INC.

In compliance with the requirement of Chapter 617 of the Florida Statutes, the undersigned have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

ARTICLE I
DEFINITIONS

Section 1.1 For ease of reference, these Articles of Incorporation shall be referred to as the "Articles". The terms used in these Articles shall have the same definition and meaning as those set forth in the Declaration of Covenants, Restrictions, Easements, and Assessment for Alamanda Addition, to be recorded in the Public Records of Polk County, Florida, unless herein provided to the contrary, or unless the context otherwise requires.

ARTICLE II
NAME

The name of this corporation is ALAMANDA ADDITION HOMEOWNERS ASSOCIATION, INC. ("Association").

ARTICLE III
PRINCIPLE OFFICE

The principal office is located at: 5060 Lunn Rd, Lakeland, FL 33811

ARTICLE III
REGISTERED AGENT

The individual who is hereby appointed as the initial registered agent of this Association is:

Name: Fred Lintz

Address: 5060 Lunn Rd, Lakeland, FL 33811

ARTICLE IV
INCORPORATOR

The incorporator of the Association is:

Name: Jessica M. Hall

Address: P.O. BOX 6052 Lakeland, FL 33807

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ARTICLE V
PURPOSE AND POWERS OF THE ASSOCIATION

5.1 This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation, and architectural control of the residence Lots and Common Areas within that certain tract of property described in the Declaration. In addition, it is the Association's purpose to promote the health, safety, and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

- a. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration 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;
- b. fix, levy, collect and enforce payment by any lawful means, 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;
- c. 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;
- d. borrow money, and with the assent of a majority vote at a meeting where a quorum is present, in person or proxy;
- e. dedicate, sell, or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by fifty percent (50%) of each class of members, agreeing to such dedication, sale or transfer;
- f. participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided such merger, consolidation or annexation shall have the assent of fifty percent (50%) of each class of members;
- g. maintain, repair, replace, operate and manage the above described property and any improvements therein including the right to reconstruct improvements owned by the association after casualty and to make further improvements of the property or to purchase additional property and improvements;

- h. enter into contracts for management, insurance coverage, maintenance and to delegate all of the powers and duties of the association except those the delegation of which may be required by the Declaration to have approval of the board of directors or membership of the Association;
- i. enforce the provisions of the proposed Declaration, these Articles of Incorporation, the Bylaws of the Association which may be hereafter adopted, and the rules and regulations governing the use of the property and the improvements thereon as same may be hereafter established;
- j. exercise, undertake, and accomplish all of the rights, duties and obligations which may be granted to or imposed upon the association pursuant to the Declaration;
- k. operate, maintain, and manage the stormwater management system(s) in a manner consisted with the requirements of the Environmental Resource Permit and other applicable rules of the Water Management District; and
- l. have and to exercise any and all powers, rights, and privileges which a corporation organized under Chapter 617 of the Florida Statutes regarding corporations not for profit may now or hereafter have or exercise together with all other powers reasonably necessary to effectuate the purpose of the association as set out herein.

5.2 The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the Declaration and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE VI MEMBERSHIP

6.1 The Declarant, to the extent provided in the Declaration, and every person or entity who is a record Owner of a fee or undivided fee interest in any residential lot which is subject by the Declaration to assessment by the Association shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any unit which is subject to assessment by the Association.

ARTICLE VII ELECTION OR APPOINTMENT OF DIRECTORS

7.1 The manner in which Directors are elected or appointed is set forth in the Bylaws.

ARTICLE VIII
INITIAL OFFICES AND/OR DIRECTORS

8.1 The affairs of this Association shall be managed by a Board of three (3) Directors who need not be members of the Association. The number of Directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

NAME	ADDRESS
Fred Lintz- President	5060 Lunn Rd, Lakeland, FL 33811
David Marshall- Secretary	5060 Lunn Rd, Lakeland, FL 33811
Misty varner- Treasurer	5060 Lunn Rd, Lakeland, FL 33811

8.2 The officers of this Association shall be a President, a Secretary, and a Treasurer, and such other officers as the Board may from time to time by resolution create.

ARTICLE IX
BYLAWS

9.1 The Bylaws of the Association shall be adopted by a vote of a majority of the members of the Board of Directors. The Bylaw may be amended or altered 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, in the manner and subject to any other condition set forth in the Bylaws.

ARTICLE X
DISSOLUTION

10.1 The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members as set forth in the Declaration of Covenants, Conditions and Restrictions. 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. This procedure shall be subject to court approval on dissolution pursuant to Florida Statutes 617.05.

10.2 Upon any such termination, any stormwater management system or discharge facility for which the Association is responsible shall be accepted by and maintained by local government units, including county or municipal service taxing unit, an active water control district, a drainage district created by special act, a community development district created under Chapter 190, Florida Statutes, a special assessment district created under Chapter 170, Florida Statutes, a state or federal agency, any duly constituted communication, water, sewer, electrical or other public utility, any entity acceptable to the Department of Environmental Regulation or its successor under its rules and regulations.

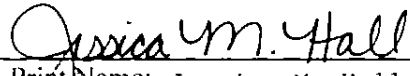
ARTICLE XI
EXISTENCE

11.1 The corporation shall exist perpetually.

ARTICLE XII
AMENDMENTS

12.1 Amendment of these Articles shall require the assent of seventy-five (75%) percent of the entire membership.

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation, this 27th day of December, 2018.


Print Name: Jessica M. Hall
Title: Incorporator
Date: 12/27/18

OATH OF REGISTERED AGENT

HAVING BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE. I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES. AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATION OF MY POSITION AS REGISTERED AGENT.

[Signature]
Print Name: Fred Lintz
Title: Registered Agent
Date: 12 | 27 | 2018

STATE OF Florida
COUNTY OF Polk

I HEREBY CERTIFY that on this day, before me a notary public duly authorized in the State and County above named to take acknowledgments, personally appeared Fred Lintz to me well known to be the person described in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he subscribed to these Articles of Incorporation.

Witness my hand and seal in the County and State aforesaid this 27th day of December, 2018.

[Signature: Margaret S. Ireland]
Notary Public

