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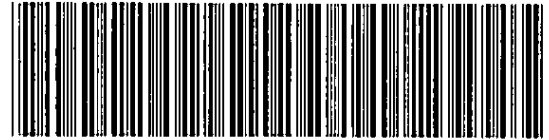
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

MAY 01 2019

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TULA MICHELE HAFF
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April 18, 2019

Department of State
Division of Corporations
Corporate Filings
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

RE: Articles of Incorporation of
LIBERTY RIDGE HOMEOWNERS ASSOCIATION
OF WINTER HAVEN, INC.
Our File No.: 13857

Dear Secretary of State:

Enclosed you will find an original and one (1) copy of Articles of Incorporation and Certificate Designating Registered Agent to be filed with your office. Also enclosed you will find my firm's check in the amount of \$78.75, which covers the filing fee and certified copy fee. Please file the Articles of Incorporation and return the certified copy of the same to my office upon completion. I have also enclosed a postage pre-paid/self-addressed envelope for your convenient return of the certified copy of same.

If you have any questions, please feel free to contact my office.

Very truly yours,



Tula Michele Haff

TMH
Enclosures

FILED

2019 APR 22 AM 11:30

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

**ARTICLE I
NAME**

The name of this corporation shall be LIBERTY RIDGE HOMEOWNERS ASSOCIATION OF WINTER HAVEN, 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 Estates at Lake Hammock, as same may from time to time be amended or supplemented (the "Declaration"), to be recorded in the Public Records of Polk 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 43031113.002, 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.

ARTICLE IV **PRINCIPAL OFFICE**

The street address of the initial principal office and mailing address of the Association 4900 Dundee Rd., Winter Haven, FL 33884.

ARTICLE V **REGISTERED OFFICE AND AGENT**

Harold R. Baxter, whose address is 4900 Dundee Rd., Winter Haven, FL 33884, is hereby appointed the initial 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).

ARTICLE IX **AMENDMENT**

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 this corporation is as follows:

NEW CONSTRUCTION SERVICES, LLC,
A Florida limited liability company
4900 Dundee Rd.
Winter Haven, FL 33884

NEW CONSTRUCTION SERVICES, LLC.
A Florida limited liability company
Incorporator

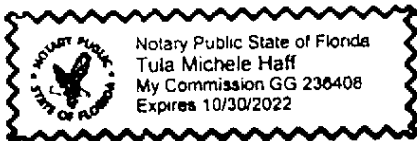
By: _____

Harold R. Baxter, Manager

STATE OF FLORIDA:
COUNTY OF POLK:

The foregoing instrument was acknowledged before me this 16th day of April, 2019, by Harold R. Baxter, as the Manager of NEW CONSTRUCTION SERVICES, LLC a Florida Limited Liability Company, on behalf of the company. He ☒ is personally known to me or ☐ has provided _____ as identification.

My Commission Expires:



NOTARY PUBLIC

**CERTIFICATE DESIGNATING REGISTERED AGENT FOR
SERVICE OF PROCESS**

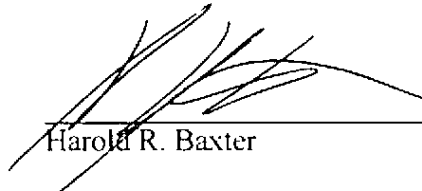
Pursuant to the provisions of Chapters 48 and 617, Florida Statutes, the corporation identified below hereby submits the following statement in designation of the Registered Office and Registered Agent in the State of Florida.

LIBERTY RIDGE HOMEOWNERS ASSOCIATION OF WINTER HAVEN, INC., desiring to organize as a corporation under the laws of the State of Florida, with its registered office 4900 Dundee Rd., Winter Haven, FL 33884, has named Harold R. Baxter located at the above-registered office, as its Registered Agent to accept service of process within this State.

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 and 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.

DATED this 17th day of April 2019.



Harold R. Baxter