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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

N. SAMS

AUG 02 2019



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

2019 JUL 31 AM 11:11

July 17, 2019

JOSH HORROCKS  
14608 N. DALE MABRY HWY.  
TAMPA, FL 33618 US

SUBJECT: WSTC OCEAN BLEU PROPERTY OWNERS ASSOCIATION, INC.  
Ref. Number: W19000065671

RECEIVED JUL 22 2019

We have received your document for WSTC OCEAN BLEU PROPERTY OWNERS ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Please remove the last sentence in Article V for the registered agent. It is perceived in the document that Mr. Schultz is the person designated for the Registered Agent.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Nadira D McClees-Sams  
Regulatory Specialist II

Letter Number: 419A00014562

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TALLAHASSEE, FL 32399



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

June 4, 2019

RECEIVED JUN 10 2019

JOSH HORROCKS  
14608 N. DALE MABRY HWY.  
TAMPA, FL 33618 US

SUBJECT: WSTC OCEAN BLUE PROPERTY OWNERS ASSOCIATION, INC.  
Ref. Number: W19000053375

We have received your document for WSTC OCEAN BLUE PROPERTY OWNERS ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The person designated as registered agent in the document and the person signing as registered agent must be the same.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

Nadira D McClees-Sams  
Regulatory Specialist II

Letter Number: 019A00011075

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

2 JUN 11 32

## COVER LETTER

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

SUBJECT: WSTC OCEAN BLEU PROPERTY OWNERS ASSOCIATION, INC.  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☒ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☐ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

ADDITIONAL COPY REQUIRED

FROM: JOSH HORROCKS  
Name (Printed or typed)

14608 N. DALE MABRY Hwy.  
Address

TAMPA, FL 33618  
City, State & Zip

813-961-8715  
Daytime Telephone number

FLORIDA EQUITY CAPITAL@HOTMAIL.COM  
E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

**ARTICLES OF INCORPORATION  
OF  
WSTC OCEAN BLEU PROPERTY OWNERS ASSOCIATION, INC.**

**FILED**

2019 JUL 31 PM 3:57

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned, acting as the sole incorporator, desiring to form a corporation not for profit, pursuant to the Florida Not For Profit Corporation Act, adopts the following Articles of Incorporation:

**ARTICLE I – NAME OF CORPORATION**

The name of the corporation shall be **WSTC OCEAN BLEU PROPERTY OWNERS ASSOCIATION, INC.** (hereinafter referred to as "Association" or "Corporation").

**ARTICLE II – PRINCIPAL OFFICE**

The principal office and mailing address of the Association shall be 2202 N. West Shore Boulevard, Suite 200, Tampa, Florida 33607.

**ARTICLE III – TERM OF 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 exist perpetually unless sooner dissolved.

**ARTICLE IV – PURPOSE AND POWERS**

A. The purpose for which the Association is organized shall be for regulating use of the property described in Exhibit "A" attached hereto and made a part hereof (the "Property") and to engage in any activity or business permitted under the laws of Chapter 617 of the State of Florida, including but not limited to the following:

1. To operate, maintain, repair and manage the surface water or stormwater management system(s) in a manner consistent with the requirements of that certain St. Johns River Water Management District ("District") Permit No. 95027-10, and applicable District rules;

2. To assist in the enforcement of that certain Declaration of Covenants, Restrictions and Reciprocal Easements Agreement made by JDBS Winter Springs, LLC, a Florida limited liability company, (the "Declarant"), to be recorded in the Public Records of Osceola County, Florida, as may be amended from time to time the ("Declaration") and any other declarations, easements or restrictions that may be placed on the Property (collectively "Documents"); and

3. To carry out any rights or responsibilities of the Association required in the

Declaration or Documents.

B. The Association shall have whatever powers are necessary for the implementation of the purposes of the Association and those powers granted to it by the members or board of directors of Association, which include but are not limited to the following:

1. To own and convey property, real or personal;
2. To operate and perform maintenance of the permitted project on common property as exempted or permitted by the District;
3. To levy and collect adequate assessments; and enforce the collection of such assessments, against members of the Association for costs and expenses (of any nature whatsoever) associated with the following: (i) maintenance, repair and operation of the surface water or stormwater management system(s) as exempted or permitted by the District; (ii) common area(s); (iii) Florida Department of Transportation easement and facilities, if any; (iv) the cost of maintenance performed by the Association pursuant to the Declaration, if any; and (v) enforcing or implementing any rights, obligations or duties of the Association or implementing actions deemed necessary and appropriate by the Association;
4. To establish rules and regulations;
5. To require all owners of the Property to be members of the Association;
6. To sue and be sued;
7. To perform all rights, duties and obligations contained in the Declaration and Documents; and
8. To contract for services to provide management of the Property and for operation, repair and maintenance services.

**ARTICLE V - INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The Initial street address of the registered office of the Association in the state of Florida is 14608 N. Dale Mabry Highway, Tampa, Florida 33618. The name of the Initial registered agent of the corporation at such address is Joseph DiGerlando.

**ARTICLE VI - INITIAL BOARD OF DIRECTORS**

- A. The initial number of directors of the Association shall be three (3). The election of directors shall be as stated in the Bylaws.
- B. The number of directors of the Association may be increased or decreased from time to

time pursuant to By-Laws adopted by the members, but shall never be less than the minimum number of directors required by applicable law.

C. The names and addresses of the initial members of the Board of Directors, who shall hold office until their successors are duly elected and have qualified, are:

<u>Name:</u>	<u>Address:</u>
Bryan Schultz	2202 N. West Shore Boulevard, Suite 200, Tampa, Florida 33607
Joseph DiGerlando	14608 N. Dale Mabry Highway Tampa, Florida 33618
Joshua Horrocks	14608 N. Dale Mabry Highway Tampa, Florida 33618

#### **ARTICLE VII - INCORPORATOR**

The name and address of the Incorporator of the Corporation is:

<u>Name:</u>	<u>Address:</u>
Joseph DiGerlando	14608 N. Dale Mabry Highway Tampa, Florida 33618

#### **ARTICLE VIII- BY-LAWS**

The power to adopt, amend, or repeal By-Laws for the management of the Association shall be vested solely in the members of the Association.

#### **ARTICLE IX - AMENDMENT TO ARTICLES**

These Articles of Incorporation may be amended in any manner permitted by law.

#### **ARTICLE X - INDEMNIFICATION**

The Association shall indemnify its directors, officers, employees, and agents to the full extent permitted by the Florida Not For Profit Corporation Act.

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SECRETARY OF  
TALLAHASSEE, FLORIDA

**ARTICLE XI - DISSOLUTION**

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with the requirements of Section 373.416(2), F.A.C., and Chapter 62-330, F.A.C., and be approved in writing by the District prior to such termination, dissolution or liquidation.

**IN WITNESS WHEREOF**, the undersigned has executed these Articles of Incorporation at Tampa, Florida, this \_\_\_\_ day of July, 2019.

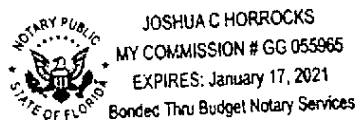
**INCORPORATOR:**

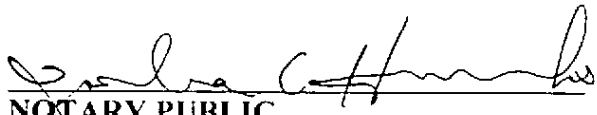
  
JOSEPH DIGERLANDO

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was subscribed, sworn to and acknowledged before me, the undersigned authority, on the 29 day of July, 2019, by Joseph DiGerlando. He is \_\_\_\_  
personally known to me or \_\_\_\_ did produce  
\_\_\_\_ as identification.

Notary Seal:



  
NOTARY PUBLIC

**FILED**  
2019 JUL 31 PM 3:58  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA



**ACCEPTANCE BY REGISTERED AGENT**

The undersigned, JOSEPH DIGERLANDO, as registered agent appointed in accordance with the foregoing Articles of Incorporation, does hereby accept such appointment, and does hereby state that he is familiar with, and accepts, the obligations imposed pursuant to Section 617.0503 of the Florida Not For Profit Corporation Act.

  
**JOSEPH DIGERLANDO**

**EXHIBIT "A"**

**Legal Description of Property**

**Lots 1, 2, 3 and 4, WSTC OCEAN BLEU, according to the plat thereof as recorded in Plat Book 84, Page 37, Public Records of Seminole County, Florida**