

N19000008182

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

(Document Number)

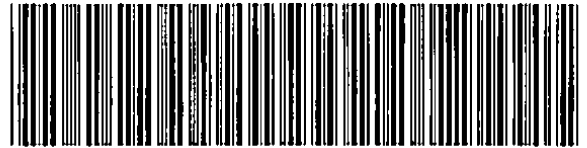
Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only

N. SAMS

AUG 06 2019



300331918153

07/22/19--01013--005 **70.00

FILED
2019 JUL 22 PM 3:07
SECRETARY OF STATE
TALLAHASSEE, FL

AG
Anita Geraci-Carver
ESQUIRE
LAW OFFICE OF ANITA GERACI-CARVER, PA

July 19, 2019

VIA FEDEX

New Filing Section
Florida Department of State
Division of Corporations
2661 Executive Center Circle
Tallahassee, FL 32301

Re: The Cottages at Heritage Grove Homeowners Association, Inc.

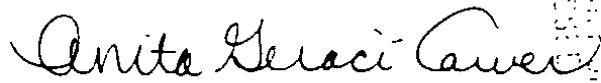
To Whom It May Concern:

Enclosed please find the following documents for filing:

1. Articles of Incorporation of The Cottages at Heritage Grove Homeowners Association, Inc.; and
2. Filing Fee and Registered Agent Designation. Check No. 007259, in the amount of \$70.00.

If you have any questions, please contact me at the number below.

Sincerely,


Anita Geraci-Carver

Enclosures

FILED
2019 JUL 22 PM 3:07
STATE OF FLORIDA
DIVISION OF CORPORATIONS

Prepared by:
Anita Geraci-Carver, Esq.
Law Office of Anita Geraci-Carver, P.A.
1560 Bloxam Avenue
Clermont, Florida 34711

FILED
2019 JUL 22 PM 3:07
SECRETARY OF
TALLAHASSEE, FL

**ARTICLES OF INCORPORATION
OF
THE COTTAGES AT HERITAGE GROVE
HOMEOWNERS ASSOCIATION, INC.**

The undersigned, for the purpose of forming a nonprofit corporation under the Florida Not For Profit Corporation Act, Florida Statutes, Chapter 617, do hereby make and adopt the following Articles of Incorporation:

**Article I
NAME AND ADDRESS**

The name, physical and mailing address of the Corporation is THE COTTAGES AT HERITAGE GROVE HOMEOWNERS ASSOCIATION, INC., 906 Avenida Central, The Villages, Florida 34159.

**Article II
NOT FOR PROFIT**

The Corporation is a corporation not for profit as defined in Section 617.01, Florida Statutes. The Corporation is not formed for pecuniary profit. No part of the income or assets of the Corporation is distributable to or for the benefit of its Members, Directors, or Officers, except to the extent permissible under law.

**Article III
COMMENCEMENT OF CORPORATE EXISTENCE
AND DURATION**

The date when corporate existence shall commence is the date of filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The duration (term) of the Corporation is perpetual.

**Article IV
PURPOSES**

The Corporation is organized, and shall be operated exclusively for, the following purposes:

1. To enforce the Declaration of Easements, Covenants, Conditions and Restrictions for The Cottages at Heritage Grove (the "Declaration"), consisting of homesites in Lake County, Florida, to be the Association referred to in said Declaration, and to assess Owners in accordance with said Declaration, and levy and collect adequate assessments against its management system as well as any other costs provided for in the Declaration.

2. Operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District Permit requirements and applicable District rules, and shall assist in the enforcement of the Declaration that relate to the surface water or stormwater management system.

3. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system and other Capital Improvements. Capital Improvements shall mean entrance features, common area landscaping, common area improvements, streetlights, streets, sidewalks, roads, surface water or storm water management systems and other improvements not otherwise dedicated to Tavares, Florida.

4. To exercise all rights and powers conferred by the laws of the State of Florida upon nonprofit corporations, including without limiting the generality of the foregoing, to acquire by bequest, devise, gift, purchase, lease or otherwise any property of any sort or use, apply, employ, sell, expend, disburse, lease, mortgage, manage, option, donate or for any of the purposes set forth herein.

5. To do such other things as are incidental to the purposes of the Corporation or necessary or desirable in order to accomplish them.

Article V LIMITATION

No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its Members, Directors or Officers, but the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article 4 (Purposes) hereof.

Article VI DISSOLUTION

In the event of termination, dissolution or final liquidation of the Corporation, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity that would comply

with Section 40C-42.027, F.A.C. and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

Article VII MEMBERS

Every person or entity who is a record owner of a fee or undivided fee interest in any lot or unit which is subject to covenants of record to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the Association and shall at all times comply with Florida and Federal fair housing laws. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

Article VIII INITIAL REGISTERED OFFICE AND AGENT

The Street address of the initial Registered Office of the Corporation is 906 Avenida Central, The Villages, FL 32159, and the name of its initial Registered Agent at that address is Kent Adcock.

Article IX INITIAL BOARD OF DIRECTORS

The management of the Corporation shall be vested in the Board of Directors. The number of Directors constituting the initial Board of Directors is three. The number of Directors may be increased or decreased from time to time in accordance with the Bylaws, but shall never be less than three. The Members shall elect the Directors at the annual meeting of Members. The Bylaws may provide for ex officio and honorary Directors, and their rights and privileges. The name and address of each initial Director of the Corporation is as follows:

Name	Address
Lee Owen	906 Avenida Central The Villages, FL 32159
Bill Neron	906 Avenida Central The Villages, FL 32159
Kent Adcock	906 Avenida Central The Villages, FL 32159

FILED
2019 JUL 22 PM 3:07
SECRETARY OF THE
PALM BEACH COUNTY

Article X OFFICERS

The officers of the Corporation shall consist of a President, Vice President, Secretary/Treasurer and such other Officers and Assistant Officers as may be provided in the Bylaws. Each Officer shall be elected by the Board of Directors (and may be removed by the Board of Directors) at such time and in such manner as may be prescribed by the Bylaws. The name and address of each initial Officer of the Corporation is as follows:

Title	Name	Address
President	Lee Owen	906 Avenida Central The Villages, FL 32159
Vice President	Bill Neron	906 Avenida Central The Villages, FL 32159
Secretary/Treasurer	Kent Adcock	906 Avenida Central The Villages, FL 32159

Article XI INCORPORATORS

The names and addresses of the Incorporator is:

Name	Address
Kent Adcock	906 Avenida Central The Villages, FL 32159

Article XII BYLAWS

The Bylaws of the Corporation are to be made and adopted by the Board of Directors, and may be altered, amended or rescinded by the Board of Directors.

FILED
2019 JUL 22 PM 3:07
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Article XIII AMENDMENT

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and all rights and privileges conferred upon the Members, Directors and Officers are subject to this reservation.

Article XIV INDEMNIFICATION

The Corporation shall indemnify each Officer and Director, including former Officers and Directors, to the full extent permitted by the General Corporation Act and the Not For Profit Corporation Act.

In Witness Whereof, the undersigned has signed these Articles of Incorporation on this 18th day of July, 2019.

Kent Adcock
Kent Adcock

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the appointment as Registered Agent of The Cottages at Heritage Grove Homeowners Association, Inc.

Kent Adcock
Kent Adcock

FILED
2019 JUL 22 PM 3:07
-SECRETARY OF STATE-
-ALLAHABAD, INDIA-