

**N19000012505**Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet**2nd  
Leavest!**

**Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.**

(((H19000352875 3)))



H190003528753ABC7

**Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.**

To:  
Division of Corporations  
Fax Number : (850)617-6381

From:  
Account Name : ALRON ENTERPRISES, INC.  
Account Number : I20000000113  
Phone : (321)951-7626  
Fax Number : (321)723-8218

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: Ne119430@aol.com**FLORIDA PROFIT/NON PROFIT CORPORATION**  
**Hawks Ridge Subdivision HOA, Inc.**

Certificate of Status	0
Certified Copy	0
Page Count	06
Estimated Charge	\$70.00

19 DEC 11 AM 5:04  
11:50

[Electronic Filing Menu](#)[Corporate Filing Menu](#)[Help](#)

DEC 11 2019

# HP LaserJet MFP M426fdw

## Fax Confirmation

2nd Request

Dec-6-2019 10:57AM

Job	Date	Time	Type	Identification	Duration	Pages	Result
157	12/ 6/2019	10:53:54AM	Send	18506176381	3:24	7	OK

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the doc number (shown below) on the top and bottom of all pages of the document.

(0119080352875 333)

**DO NOT PRINT THIS PAGE**

Note: DO NOT click REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations  
File Number: 18506176381

From: Applicant: 18506176381, INC.  
Request Number: 00000000000000000000  
Phone: (305) 393-7936  
Fax Number: (305) 772-6238

Enter the email address for this business entity to be used for future email report filings. Enter only one email address please.

Email Address: well943@aol.com

FLORIDA PROFIT/NON PROFIT CORPORATION  
Hawth Ridge Subdivision HOA, Inc.

Estimated Number of Pages	8
Estimated Copy	8
Page Count	88
Estimated Charge	\$70.00

Electronic Filing Menu Corporate Filing Menu Help

Hawks Ridge Subdivision HOA, Inc.

H19000352875 3

## **ARTICLES OF INCORPORATION**

### **OF**

### **Hawks Ridge Subdivision HOA, Inc.**

We, the undersigned, do hereby associate ourselves together for the purpose of forming a Corporation Not For Profit, under and by virtue of Chapter 617, Florida Statutes, and do hereby adopt as and for the corporation charter of said corporation, the following articles of incorporation:

#### **ARTICLE I: NAME**

The name of this corporation shall be:

**HAWKS RIDGE SUBDIVISION HOA, INC.**

Hereinafter referred to as the "Association"

#### **ARTICLE II: PRINCIPLE OFFICE AND MAILING ADDRESS**

The principal place of business and mailing address of this Association shall be:

**2870 Kirby Circle #2  
Palm Bay, FL 32905**

19 DEC 11 AM 5: 04  
H F D

#### **ARTICLE III: PURPOSE AND POWERS**

The Association does not contemplate pecuniary gain or profit to its members and is deemed a corporation not for profit. The Association will make no distributions of income to its members or Directors, unless it is dissolved pursuant to Florida law. The Association is formed to provide for the improvement, maintenance, preservation, and architectural control of the property and to promote the recreation, health, safety and welfare of the owners. The Association may, unless otherwise provided by law:

- (a) Exercise all the powers and privileges and perform all the duties and obligation of the Association granted to it as a corporation not for profit under the laws of the State of Florida, its By-Laws, these Articles of Incorporation, and its Declaration of Covenants;
- (b) Affix, levy, collect, and enforce payment by any lawful means of all liens, charges, fines, or assessments under the terms of the Declaration of Covenants and the By-laws, pay all expenses in connection therewith and pay 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, and including

H19000352875 3

Hawks Ridge Subdivision HOA, Inc.

expenses for the maintenance, operation, and repair of the surface water or storm water management system or to discharge any duty or obligation under any governmental permit;

- (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 mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (e) Dedicate, sell, or transfer all or any part of the Common Property to any municipality, public agency, authority, or utility for the purpose of providing and maintaining utility or cable service to the property;
- (f) Merge or consolidate with other nonprofit corporations organized for the same or substantially similar purposes as the Association, provided that any such merger or consolidation shall have the assent of sixty-seven percent (67%) of its members;
- (g) Annex additional property and Common Property provided that any such annexation shall be in accordance with the terms of the Declaration of Covenants;
- (h) Waive minor violations (as determined by the Board of Directors) of any one or more of the provisions of the Declaration of Covenants;
- (i) To purchase insurance for its properties and insurance for the protection of the Association, its officers, directors, and its members.
- (j) Operate, maintain and manage the surface water or storm water management system(s) or other Association facilities or subdivision improvements in a manner consistent with the appropriate water management district permit requirements and applicable district rules, or other governmental permits or laws and regulations and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or storm water management system or any other governmental permit or approval;
- (k) Levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or storm water management system; and
- (l) To otherwise engage in any lawful activities for the benefit, use, convenience, and enjoyment of its members as it may deem proper.

#### **ARTICLE IV: DISTRIBUTION OF CORPORATE FUNDS**

No part of the net earnings of the Associations shall inure to the benefit of, or be distributable to, its members, trustees, officers, directors or other private persons, except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered and to

Hawks Ridge Subdivision HOA, Inc.

H19000352875 3

make payments and distributions in furtherance of the purposes set forth in Article III hereof, nor shall anything herein be construed to prohibit the Association from making any payments or distributions to members of benefits, monies, or properties permitted by statute.

#### **ARTICLE V: MEMBERS**

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by 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. Membership shall be appurtenant to and may not be separated from ownership of a Lot which is subject to assessment by the Association.

#### **ARTICLE VI: VOTING RIGHTS**

The Association shall have a two (2) classes of voting membership as follows:

- (a) Class A. Class A members shall be all owners of Lots and shall be entitled to one (1) vote for each Lot in which they hold an ownership interest. When more than one person or entity holds an ownership interest, each such person or entity shall be a member, but the single vote of such members with respect to the Lot owned by them shall be exercised as they, among themselves, determine. However, in no event shall more than one (1) Class A vote be cast with respect to any Lot which is owned by more than one person or entity.
- (b) Class B. Class B Member shall be the Declarant. The Class B Member shall be entitled to ten (10) votes for each Lot owned by it. The Class B membership shall cease and become converted to Class A Membership on the earlier of the following events:
  - a. Upon transition as defined in section 720.307, Fla. Statute, or
  - b. Declarant chooses to become a Class A Member as evidenced by instrument to such effect, executed by Declarant. Class B membership, however, shall be reinstated upon annexation to the Property of any additional residential property located adjacent to the Property, but subject to further cessation in accordance with the limitations set forth in the Declaration of Covenants.
- (c) Builders excluded. Notwithstanding the foregoing provisions of Articles V and VI, a builder or building contractor who, in the normal course of his or its business, purchases and thereby becomes the record Owner of a Lot for the purposes of constructing thereon a residential dwelling and related improvements for resale to and occupancy by a third party, shall not thereby become a Member of the Association. Any Lot so owned and held by builder or building contractor shall, for the purposes of voting pursuant to the Declaration of Covenants, these Articles of Incorporation, and the By-laws of the Association be deemed to be owned by the Declarant.

Hawks Ridge Subdivision HOA, Inc.

4190003528753

#### **ARTICLE VII: BOARD OF DIRECTORS**

The business and affairs of the Association shall be conducted by a Board of Directors who need not be members. The initial number of Directors shall be three (3). Said Directors shall have the authority and power to increase or decrease the number of serving directors within the limits provided in the Bylaws of the Corporation. The Board of Directors shall be elected as provided for in the Bylaws and serve until their successors are elected and qualified. The names and persons who are to act in the capacity of Directors until the selection of their successors are:

**Charles Gaudette**  
**2870 Kirby Circle #2**  
**Palm Bay, FL 32905**

**Lorilyn Gaudette**  
**2870 Kirby Circle #2**  
**Palm Bay, FL 32905**

**Michelle Bowling**  
**2870 Kirby Circle #2**  
**Palm Bay, FL 32905**

#### **ARTICLE VIII: LIMITATION OF CORPORATE POWERS**

The corporate powers of this corporation are as provided in section 617.0302 of the Florida Statutes.

#### **ARTICLE IX: TERM**

The term for which this corporation shall exist shall be perpetual.

#### **ARTICLE X: OFFICERS**

The names and street addresses of the initial officer(s) if any, who shall hold office the first year of the Association's existence or until their successors are elected, are:

**Charles Gaudette - PTS**  
**2870 Kirby Circle #2**  
**Palm Bay, FL 32905**

#### **ARTICLE XI: INCORPORATOR**

The name and street address of the Incorporator to these articles of incorporation is:

**Charles Gaudette**  
**2870 Kirby Circle #2**  
**Palm Bay, FL 32905**

4190003528753

Hawks Ridge Subdivision HOA, Inc.

#### ARTICLE XII: DISSOLUTION

The Association may be dissolved with the assent of not less than sixty-seven percent (67%) of the voting interests. 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 the Association was created. In the event that acceptance of the dedication is refused, the assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust, or other organization devoted to similar purposes. No such disposition of Association assets shall be effective to divest or diminish any right or title of any member vested in the member under the Declaration of Covenants, unless made in accordance with said Declaration.

#### ARTICLE XIII: AMENDMENT

The Association reserves the right to amend these Articles of Incorporation in accordance with its By-laws. The initial By-laws shall be adopted by the Board of Directors who shall have the power to alter, amend, or repeal the By-laws, or adopt new By-laws.

#### ARTICLE XIV: INDEMNIFICATION

Every director and every officer of the Association serving the Association at its request, shall be indemnified by the Association against all claims, damages, expenses and liabilities, including attorney's fees, reasonably incurred by or imposed on the person in connection with any proceeding or any settlement of any proceeding to which the officer or director may be a party or in which the officer or director may become involved by reason of being, or having been, a director or officer of the Association, or by reason of having served the Association at its request, whether or not he or she continues to serve as a director or officer or member serving Association at the time the claims, damages, expenses, or liabilities are incurred, except when the director or officer or member serving Association is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided that in the event of a settlement before entry of judgment, the indemnification shall apply only when the board of directors approve the settlement and reimbursement as being in the best interest of Association. This right of indemnification shall be in addition to and not exclusive of all other rights to which the director, officer, or member serving Association may be entitled.

IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation on **December 4, 2019**.

  
Charles Gaudette, Incorporator

11:ED  
19 DEC 11 AM 5:05  
HAWKS RIDGE SUBDIVISION HOA, INC.

Hawks Ridge Subdivision HOA, Inc.

H190003528753

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR  
DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS  
STATE, NAMING AGENT UPON WHOM PROCESS MAY BE  
SERVED**

Pursuant to the provisions of Section 607.0501 and 617.0501, Florida Statutes, the undersigned corporation, organized under the laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is:  
**Hawks Ridge Subdivision HOA, Inc.**
2. The name and address of the registered agent and office is:

**Charles Gaudette  
2870 Kirby Circle #2  
Palm Bay, FL 32905**

**ACKNOWLEDGMENT**

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY. I 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 OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.

*Charles N. Gaudette*  
Charles Gaudette, Registered Agent

FILED  
19 DEC 11 AM 5:04  
CLERK OF COURT  
JUDICIAL CIRCUIT IN AND FOR  
THE 17TH JUDICIAL CIRCUIT  
PALM BEACH COUNTY, FLORIDA