

N 19570

Requester's Name

CLEARVIEW ESTATES POA  
P.O. BOX 386  
HERNANDO FL 34442

Office Use Only

**CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):**

- 1. \_\_\_\_\_  
(Corporation Name) (Document #) **600005020536-7**  
-02/26/02--01020--003  
\*\*\*\*\*35.00 \*\*\*\*\*35.00
- 2. \_\_\_\_\_  
(Corporation Name) (Document #)
- 3. \_\_\_\_\_  
(Corporation Name) (Document #)
- 4. \_\_\_\_\_  
(Corporation Name) (Document #)

- Walk in
- Mail out
- Pick up time
- Will wait
- Certified Copy
- Certificate of Status
- Photocopy

**NEW FILINGS**

- Profit
- Not for Profit
- Limited Liability
- Domestication
- Other

**AMENDMENTS**

- Amendment
- Resignation of R.A., Officer/Director
- Change of Registered Agent
- Dissolution/Withdrawal
- Merger

**OTHER FILINGS**

- Annual Report
- Fictitious Name

**REGISTRATION/QUALIFICATION**

- Foreign
- Limited Partnership
- Reinstatement
- Trademark
- Other

02 MAR -6 AM 10:45  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

FILED

Charles Richer  
352-344-5170

*officers/directors listed in amendment are the initial persons from the order of corp as of 2/26/02 not to be recorded 3/5*

CR2E031(7/97)

Examiner's Initials *AR 3/7*



FLORIDA DEPARTMENT OF STATE  
Katherine Harris  
Secretary of State

February 28, 2002

CLEARVIEW ESTATES OF CITRUS HILLS POA, INC.  
PO BOX 386  
HERNANDO, FL 34442

SUBJECT: CLEARVIEW ESTATES OF CITRUS HILLS PROPERTY OWNERS  
ASSOCIATION, INC.  
Ref. Number: N19570

We have received your document for CLEARVIEW ESTATES OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC. and check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned to you for the following reason(s):

We regret that we were unable to contact you by phone. Please return the corrected document with a letter providing us with a telephone number where you can be reached during working hours.

The word "initial" or "first" should be removed from the article regarding directors, officers, and/or registered agent, unless these are the individuals originally designated at the time of incorporation.

Please correct the corporate name on the 2nd page in the heading titled RESTATEMENT.

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

If you have any questions concerning the filing of your document, please call (850) 245-6908.

Anna Chesnut  
Corporate Specialist

Letter Number: 902A00012425

RECEIVED  
02 MAR -6 AM 9:30  
DIVISION OF CORPORATIONS

DEAR MS CHESNUT;

① OFFICERS & DIRECTORS WERE INITIAL OR FIRST & PER OUR CONVERSATION WERE OK WITH YOU.

② CHANGED EXHIBIT 'A' TO CORRECT CORP. NAME AS REQUESTED. SINCERELY  
CHARLES RICHER

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

352 344-5170 OR FAX #  
352 344-1000

**ARTICLES OF AMENDMENT**  
**TO**  
**ARTICLES OF INCORPORATION**  
**OF**


**CLEARVIEW ESTATES OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC.**  
**Document Number N19570**

Pursuant to the provisions of section 617.1006, Florida Statutes, the undersigned Florida nonprofit corporation adopts the following articles of amendment to its articles of incorporation.

**FIRST:** Article II has been amended, Articles III, IV, and V have been amended and consolidated into one Article. Articles VI, VII, VIII, IX, X and XI have been renumbered as Articles IV, V, VI, VII, VIII, IX respectively. The Articles of Incorporation is hereby restated in their entirety.

**SECOND:** The date of the adoption of the amendment was: November 14 2001.

**THIRD:** There are no members entitled to vote on the amendment. The amendment was approved and adopted by a majority vote of the Board of Directors.

  
\_\_\_\_\_  
Signature

Charles J. Richer

President

February 20 2002

**RESTATEMENT  
OF THE ARTICLES OF INCORPORATION FOR  
CLEARVIEW ESTATES OF CITRUS HILLS  
PROPERTY OWNERS ASSOCIATION, INC.**

Pursuant to the provisions of Florida Statute 617.1006, the Undersigned Corporation adopts the following Articles of Restatement of its Articles of Incorporation.

1. The name of the corporation is **CLEARVIEW ESTATES OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC.**
2. The Articles of Incorporation are hereby amended in several provisions, and are restated in their entirety as follows:

**SEE "EXHIBIT A" ATTACHED**

3. The foregoing amendments were duly approved and adopted by majority vote of the Board of Directors, in accordance with Florida Statute 617.1002, and the Articles of Incorporation, as amended and a vote of the membership was not required.
4. The foregoing amendments were adopted on the \_\_\_\_ day of \_\_\_\_\_, 2001.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2002.

**Clearview Estates of Citrus Hills  
Property Owners Association, Inc.**

BY: Charles J. Richer  
President



ATTEST:

BY: Lillian Stock  
Secretary

**STATE OF FLORIDA  
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2002, by Charles J. Richer and Lillian Stock, as President and Secretary, respectively, of Clearview Estates of Citrus Hills Property Owners Association, who are personally known to me or who produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

02 MAR -6 AM 10:45

FILED

**RESTATEMENT  
OF THE ARTICLES OF INCORPORATION FOR  
CLEARVIEW ESTATES PROPERTY OWNERS ASSOCIATION, INC.  
OF CITRUS HILLS**

Pursuant to the provisions of Florida Statute 617.1006, the Undersigned Corporation adopts the following Articles of Restatement of its Articles of Incorporation.

1. The name of the corporation is **CLEARVIEW ESTATES OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC.**
2. The Articles of Incorporation are hereby amended in several provisions, and are restated in their entirety as follows:

**SEE "EXHIBIT A" ATTACHED**

3. The foregoing amendments were duly approved and adopted by majority vote of the Board of Directors, in accordance with Florida Statute 617.1002, and the Articles of Incorporation, as amended and a vote of the membership was not required.
4. The foregoing amendments were adopted on the 14<sup>TH</sup> day of NOVEMBER 2001.

Dated this 22 day of February, 2002.

**Clearview Estates of Citrus Hills  
Property Owners Association, Inc.**

BY: Charles J. Richer  
President



ATTEST:

BY: Lillian Stock  
Secretary

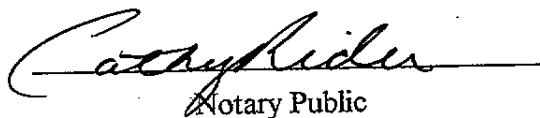


**STATE OF FLORIDA  
COUNTY OF CITRUS**

The foregoing instrument was acknowledged before me this 22 day of February, 2002, by Charles J. Richer and Lillian Stock, as President and Secretary, respectively, of Clearview Estates of Citrus Hills Property Owners Association, who are personally known to me or who produced \_\_\_\_\_ as identification.



**CATHY RIDER.**  
Notary Public, State of Florida  
My Comm. Exp. Apr. 29, 2004  
Comm No CC 914010



Notary Public

**EXHIBIT "A"**  
**ARTICLES OF INCORPORATION**  
**OF**  
**CLEARVIEW ESTATES OF CITRUS HILLS**  
**PROPERTY OWNERS ASSOCIATION, INC.**  
**DOCUMENT NUMBER N19570**

The undersigned Incorporators, desiring to form a corporation not-for-profit under Chapter 617 Florida Statutes, as amended, and applicable provisions of the Internal Revenue Code hereby adopt the following Articles of Incorporation.

**ARTICLE I**  
**NAME**

The name of the corporation shall be CLEARVIEW ESTATES OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC., which is hereinafter referred to as the "Association".

**ARTICLES II**  
**PURPOSE AND POWERS**

**Section 1. Purpose.** The purpose of the Association is to provide for the maintenance and preservation of open areas, recreational areas, and such other property as may be conveyed, deeded or assigned to the Association, may provide for or may contract for supplemental security and help to promote the health, safety and welfare of the residents within the property. To have and exercise all of the common laws and statutory powers of a Not-for-Profit Corporation and the Property Owners Association as mandated by law. The Clearview Estates subdivision is located in Citrus County, Florida, and platted of record in:

CLEARVIEW ESTATES subdivision as platted in Plat Book 13, pages 57 through 61 inclusive, Public Records of Citrus County, Florida;

CLEARVIEW ESTATES FIRST ADDITION subdivision, as platted in Plat Book 14, pages 146 through 149 inclusive, Public Records of Citrus County, Florida;

CLEARVIEW ESTATES SECOND ADDITION subdivision, as platted in Plat Book 15, Pages 3 through 12 inclusive, Public Records of Citrus County, Florida;

LOTS 1 THROUGH 10, inclusive of a Minor Subdivision in Section 4, Township 19 South, Range 19 East, Citrus County, Florida. These lots are within CLEARVIEW ESTATES SECOND ADDITION, as recorded in Plat Book 15, pages 3 through 12 inclusive, Public Records of Citrus County, Florida.

Articles of Incorporation

Page 1 of 4 Pages

November 14, 2001 Final Revision

**Section 2. Powers.** The Association shall have the power 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 that certain Declaration of Covenants, conditions, Restrictions and Easements for CLEARVIEW Subdivisions, hereafter referred to as the "Declaration", recorded in the Official Public Records of Citrus County, Florida, and as the same may be amended from time to time as therein provided; said Declaration incorporated herein by reference as is set forth at length.
- (b) To fix, levy, collect and enforce payment by any lawful means, of any charges and assessments which the Association may impose pursuant to the recorded Declaration, and any amendments thereto, and pursuant to the agreements and undertakings made by purchasers in the CLEARVIEW subdivisions to pay all expenses in connection therewith and all office and other expenses incident to the conduct of business of the Association: including all licenses, taxes, or governmental charges levied or imposed against the property of the Association.
- (c) To have and to exercise all of the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles and the Declaration.

### **ARTICLE III MEMBERS, VOTING RIGHTS AND MEETINGS**

**SECTION 1. Membership.** Every person or entity who is a record owner of a fee or undivided fee interest in any Lot or Unit in the Property, as defined under Section 1 of ARTICLE II, and who are obligated to pay assessments, shall be a member of the Association; and all persons or entities who are obligated by the Declaration, or amendments thereto, to pay assessments to the Association, or who by separate undertaking have agreed to pay such assessments, shall be members of the Association. Person(s) or entity(ies) who hold an interest in the Property merely as a security for the performance of an obligation are not considered members. Membership shall be appurtenant to, and may not be separated from, ownership or any such lot or unit in the Property.

**SECTION 2. Voting Rights.** Each Member shall have the following voting rights:

- (a) The owner of each lot or unit shall have one (1) vote per lot or unit.
- (b) When any lot or unit entitling the owner to membership is owned of record in the name of two (2) or more persons or entities, the vote for such lot or unit shall be exercised as they among themselves determine, but in no event shall more than one vote be cast for each lot or unit owned.

**SECTION 3. Association Meetings.** The By-Laws of the Association shall provide for an annual meeting of members, and may make provisions for regular and special meetings of members other than the annual meeting. A quorum for the transaction of business at any such meeting of the members shall exist if thirty five percent (35%) of the total number of members in good standing shall be present at the meeting, in person or by proxy. If the required quorum is not so present, another meeting may be called and the required quorum for such subsequent meeting shall be seventeen and one half (17.5%) percent of the members.

**ARTICLE IV  
CORPORATE EXISTENCE**

The Association shall have perpetual existence.

**ARTICLE V  
BY-LAWS**

The Board of Directors shall adopt By-Laws consistent with these Articles of Incorporation. Such By-Laws may be altered, amended or repealed by the Board of Directors or the members of the Association in the manner set forth in such By-Laws.

**ARTICLE VI  
AMENDMENTS AND MISCELLANEOUS PROVISIONS**

Amendments to these Articles of Incorporation shall be made by majority vote of all the members of the Board of Directors.

**ARTICLE VII  
INCORPORATORS**

The name and address of the subscriber is:

Adriane L. Roccaforte  
537 East Park Avenue  
Tallahassee, Florida 32301

**ARTICLE VIII  
REGISTERED AGENT**

The name and address of the appointed Registered Agent of the Corporation is:

Carl A. Bertoch, Esq.  
537 East Park Avenue  
Tallahassee, Florida 32301

Articles of Incorporation

Page 3 of 4 Pages

November 14, 2001 Final Revision

**ARTICLE IX  
OFFICERS AND DIRECTORS**

The names and addresses of the initial officers and Directors were:

Scott Stephens  
2416 North Essex Avenue  
Hernando, FL 32642

John Pastor  
2416 North Essex Avenue  
Hernando, FL 32642

Suzanne Spence  
2416 North Essex Avenue  
Hernando, FL 32642

IN WITNESS WHEREOF, the undersigned subscriber has executed this amendment to the Articles of Incorporation on the \_\_\_\_\_ day of \_\_\_\_\_, 2002.

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I hereby certify that the foregoing Amendment to the Articles of Incorporation were acknowledged before me, the undersigned authority.

WITNESS my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_  
Notary Public  
My Commission expires:

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

IN COMPLIANCE WITH SECTIONS 48.091 AND 617.034 FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

That CLEARVIEW ESTATES OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC., has organized and filed Articles of Incorporation under the laws of the State of Florida, with its principal place of business at 920 Hartford Street, Hernando, Florida, 34442, has named as its agent, Edmund Waitkevich, at 920 E. Hartford Street, Hernando, Florida, 34442, to accept Service of Process within Florida.

Articles of Incorporation

Page 4 of 4 Pages

November 14, 2001 Final Revision