

V206 000 003

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

(Business Entity Name)

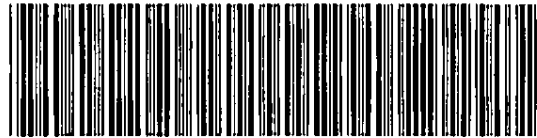
(Document Number)

Certified Copies _____

Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



600337424086

12/06/13--01013--021 **70.00

FILED
19 DEC -6 AM 2:17
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

RECEIVED

DEC 11 2013

COVER LETTER

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

SUBJECT: Wekiva Springs Cove Homeowners 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: Christopher Bertels
Name (Printed or typed)

801 N. Orange Ave. Suite 500
Address

Orlando, FL 32801
City, State & Zip

407-839-3383
Daytime Telephone number

zoewang1129@gmail.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

WEKIVA SPRINGS COVE HOMEOWNERS ASSOCIATION, INC.

In compliance with the requirements of Chapter 617, *Florida Statutes*, the undersigned incorporator this day voluntarily adopts the following Articles of Incorporation for the purpose of forming a Florida not-for-profit corporation.

ARTICLE I – NAME

The name of the corporation is Wekiva Springs Cove Homeowners Association, Inc. (hereinafter referred to as the "Association").

ARTICLE II – PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office of the Association is located at, and the mailing address of the Association is 12041 Uleta Ln., Orlando FL 32827.

ARTICLE III – REGISTERED AGENT

The name and street address of the initial Registered Agent is:

Guangde Zhang
12041 Uleta Lane
Orlando, Florida 32827

ARTICLE IV – PURPOSE AND POWERS OF THE ASSOCIATION

The purpose for which the Association is organized is to provide an entity for the maintenance, preservation, management and architectural control of the Lots and Association Property located within Wekiva Springs Cove, a residential development located in Apopka, Orange County, Florida, in accordance with that certain "Declaration of Covenants, Conditions, Easements and Restrictions for Wekiva Springs Cove, herein called the "Declaration", which is to be recorded in the Public Records of Orange County, Florida, as same may be amended. The Association shall have the further purpose of promoting the health, safety and welfare of the Owners and occupants of Wekiva Springs Cove. The Association shall have all the powers, privileges and duties reasonably necessary to discharge its obligations, including, but limited to, the following:

To perform all the duties and obligations of Association set forth in the Declaration, these Articles and the By-Laws.

FILED
19 DEC -6 AM 2:17
TALLAHASSEE, FLORIDA
SECRETARY OF STATE

ARTICLE V – MEMBERSHIP

The Members of the Association shall consist of the Declarant, Huanier USA, Inc., a Florida Corporation, and their assigns, as the Declarant Member, until such time as the Declarant Membership is terminated and converted to Regular membership as provided by the terms of the Declaration and all of the record Owners of Lots in Wekiva Springs Cove subject to the Declaration and operated hereby. Change in the membership in the Association shall be established by the recording in the Public Records of Orange County, Florida, of a deed or other instrument establishing a change of record title to a Lot in Wekiva Springs Cove. The Owner designated in such instrument shall thereupon become a Member of the Association and the membership of the prior Owner shall thereupon be terminated, as provided in the By-Laws. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to the Member's Lot.

ARTICLE VI – VOTING RIGHTS

The Owner of each Lot shall be entitled to one vote as a Member of the Association; provided however, that the Declarant shall be entitled to the number of votes as provided in the Declaration. The manner of exercising voting rights shall be determined by the By-Laws of the Association. Owners owning more than one Lot shall be entitled to one vote for each Lot owned. Voting rights shall be subject to such provisions for delegation of voting rights and the granting of irrevocable proxies as may be provided in the Declaration and the By-Laws.

ARTICLE VII – BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of Directors (hereinafter referred to as the "Board"), consisting of such number of Members as may be determined from time to time in accordance with the Declaration and the By-Laws. In no event shall the Board consist of a fewer than three (3) nor more than seven (7) directors. Directors need not be a Members of the Association except as otherwise provided. Directors of the Association shall be elected at the annual meeting of the Members, in the manner provided by the By-Laws. The names and addresses of the initial persons who are to serve as directors until the election of their successors, or until they resign or are removed are as follows:

<u>Name</u>	<u>Address</u>
Guangde Zhang	12041 Uleta Ln. Orlando, FL 32827
Guangqiu Zhang	12041 Uleta Ln. Orlando, FL 32827
Yuping Zhang	12041 Uleta Ln. Orlando, FL 32827

The initial Directors designated by Declarant, Huanier USA, Inc., a Florida Corporation, the Declarant named in the Declaration, and any Directors subsequently designated or appointed or elected by Declarant in accordance with the terms of the Declaration, need not be Members of the Association.

ARTICLE VIII – BY-LAWS

The first By-Laws of the Association shall be adopted by the Board and may be altered, amended or rescinded by a majority of the Board, except as otherwise may be provided by the By-Laws and the Declaration.

ARTICLE IX-INCORPORATORS

The name and address of the incorporator is as follows:

Name

Guangde Zhang

Address

12041 Uleta Ln.
Orlando, FL 32827

ARTICLE X-AMENDMENTS

In addition to any amendments to these Articles made by the Declarant pursuant to the rights and powers reserved by the Declarant in the Declaration, these Articles may be altered, amended or modified upon the affirmative vote of a majority of the Members, present in person or by proxy, at a meeting in which quorum has been attained. Provided, however, that no amendment affecting the Declarant, or its successors or assigns as the Declarant of Wekiva Springs Cove, as defined in the Declaration, shall be effective without the prior written consent of the Declarant, its successors or assigns as such Declarant.

ARTICLE XI-EXISTENCE

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The term of the Association shall be perpetual.

ARTICLE XII-DEFINITIONS

Terms used herein and in the By-Laws shall have the definitions and meanings thereof set forth in the Declaration, unless the context shall otherwise require.

To enforce, by legal action or otherwise, the provisions of the Declaration, these Articles, the By-Laws, the Rules and Regulations, the Community Standards and the covenants, restrictions and/or agreements governing or binding the Association.

To fix, levy, collect and enforce payment, by any lawful means, of all Assessments (including amounts to cover the costs of operating and maintaining the Surface Water or Stormwater Management System) payable pursuant to the terms of the Declaration, these Articles, and the By-Laws.

To pay all Operating Costs, including but not limited to, all licenses, taxes or governmental charges levied or imposed against the Common Areas or other property of Association and establish reserves for deferred maintenance or capital expenditures.

To acquire (by gift, purchase, or otherwise), annex, own, hold, improve, build upon, operate, maintain, convey, grant rights and easements, sell, dedicate, lease, transfer or otherwise dispose of real or personal property (including but not limited to the Common Areas) in connection with the functions of Association except as limited by the Declaration.

To borrow money, and to mortgage, pledge or hypothecate any or all of its real or personal property as security for money or debts incurred.

To dedicate, grant, license, lease, concession, create easements upon, sell or transfer all or any part of, the Common Area to any public agency, entity, authority, utility, or other person or entity for such purposes and subject to such conditions as it determines and subject only to requirements in the Declaration, if any.

To operate, maintain and manage those portions of the Surface Water or Stormwater Management System for which it is responsible, if any, in a manner consistent with any applicable Water Management District permit requirements and applicable Water Management District rules, and shall assist in the enforcement of those provisions of the Declaration, which relate to the Surface Water or Stormwater Management System.

To adopt, publish, promulgate, or enforce rules, regulations, covenants, restrictions, or agreements governing the Association, the Common Areas, and the Lots as provided in the Declaration and to effectuate all of the purposes for which Association is organized.

To employ personnel and retain independent contractors to contract for management of the Association and the Common Areas as provided in the Declaration and to delegate in such contract or any part of the powers and duties of Association.

To establish committees and delegate certain of its functions to those committees.

To hold all funds and property owned or acquired by the Association in the name of the Association for the benefit of its Members in accordance with the provisions of the Declaration, these Articles, and the By-Laws.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 7 day of Nov 2019. I affirm that the facts stated herein are true. I am aware that any false information submitted in this document to the Department of State constitutes a third-degree felony as provided for in the Florida Statutes.

Guangde Zhang
Guangde Zhang, Incorporator

Date: 11/7/2019

ACCEPTANCE BY REGISTERED AGENT

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and am familiar with and accept the obligations of my position as registered agent as provided for in the Florida Statutes

Guangde Zhang
Guangde Zhang
Registered Agent

Date: 11/7/2019

FILED
19 DEC -6 AM 2:17
SECRETARY OF STATE
TALLAHASSEE, FLORIDA