

N20000006499

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 fax audit number (shown below) on the top and bottom of all pages of the document.

((H20000184610 3)))



H200001846103ABCW

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 : AKERMAN LLP - FT. LAUDERDALE
Account Number : I19980000010
Phone : (954) 463-2700
Fax Number : (954) 463-2224

FILED/CLASSIFIED/REMOVED

2020 JUN 17 PM 2:22

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

Email Address: CWEBER@CROWN-TAMPA.COM

**FLORIDA PROFIT/NON PROFIT CORPORATION
CHAPEL CROSSINGS COMMUNITY HOMEOWNERS'
ASSOCIATION INC.**

Certificate of Status	1
Certified Copy	1
Page Count	05
Estimated Charge	\$87.50

2020 JUN 17 PM 2:18

((H20000184610 3)))

**ARTICLES OF INCORPORATION
OF
CHAPEL CROSSINGS COMMUNITY HOMEOWNERS' ASSOCIATION, INC.**

The undersigned Incorporator hereby files these Articles of Incorporation for the purpose of forming a not for profit corporation under the provisions of Chapter 617 and Chapter 720, Florida Statutes.

ARTICLE I

NAME

The name of this Corporation shall be **CHAPEL CROSSINGS COMMUNITY HOMEOWNERS' ASSOCIATION, INC.** (the "**Association**").

ARTICLE II

PRINCIPAL OFFICE

The principal office of the Association is located at c/o Crown Community Development, 2940 Sports Core Circle, Wesley Chapel, Florida 33544.

ARTICLE III

INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of this Association shall be located at 5550 West Executive Drive, Tampa, FL 33609 and the initial registered agent of the Association shall be Francis E. Friscia. The Association may change its registered agent or the location of its registered office, or both, from time to time without amendment of these Articles of Incorporation.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to its members (the "**Members**"). The specific purposes for which the Association is formed are to provide for maintenance, preservation and architectural control of the property submitted in its jurisdiction pursuant to the Declaration (the "**Property**") and for all other social and community related purposes benefiting the Members and the Property.

The Association is being formed to promote the health, safety and welfare of the existing and future owners of parcels within the Property and for the purposes to:

1. Exercise all of the powers, enforcement rights and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions for Chapel Crossings (the "**Declaration**") applicable to the Property and recorded in the public records of Pasco County, Florida, as the same may be amended from time to time;

((H20000184610 3)))

2. Fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the Declaration and to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the affairs of the Association, including all licenses, taxes and governmental charges levied or imposed against property of the Association;

3. 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;

4. Borrow money, mortgage, pledge, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

5. Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional property; and

6. Have and to exercise any and all powers, rights and privileges which a corporation organized under the laws of the State of Florida by law may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

Thornwood Associates L.L.C. (the "**Declarant**") and every person or entity who is a record owner of an interest in any Lot or portion of the Property which is subject to the Declaration and assessment by the Association, including contract sellers (an "**Owner**"), shall be a Member. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot or portion of the Property.

ARTICLE VI

VOTING RIGHTS

The Association shall have two classes of voting membership:

1. **Class A.** Class A Members shall be all Owners, other than the Declarant. Class A Members shall be allocated one vote for each Lot in which they hold the interest required for membership pursuant to the Declaration.

2. **Class B.** The Class B Member shall be the Declarant, or its specifically designated (in writing) successor. The Class B Member shall be allocated a number of votes equal to three times the total number of Class A votes at any time; provided, that the Class B membership shall cease and become converted to Class A membership on the happening of the following events, whichever occurs earlier.

a. Upon voluntary conversion to Class A membership by Declarant.

((H20000184610 3)))

b. Three months after ninety percent (90%) of the Lots or other divisions of the Property (as amended and supplemented from time to time) have been conveyed to Owners other than the Declarant.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed initially by a Board of three directors, selected in accordance with the By-Laws. The number of directors shall not be less than 3 nor more than 7 once the Class B membership has terminated. The name and street address of the initial directors of this Association (the "Initial Board") are:

<u>Name</u>	<u>Address</u>
Craig B. Weber	2940 Sports Core Circle Wesley Chapel, FL 33544
Paul Nettina	2940 Sports Core Circle Wesley Chapel, FL 33544
Julie Clayton	2940 Sports Core Circle Wesley Chapel, FL 33544

The Initial Board may be changed from time to time. So long as there is a Class B Membership, the Members of the Initial Board will be determined solely by the Class B Members.

ARTICLE VIII

DISSOLUTION

The Association may be dissolved with the written assent signed by not less than two-thirds (2/3) of all Members, or as otherwise provided by law. 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 this Association was created. If acceptance of such dedication is refused, the assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

EFFECTIVE DATE AND DURATION OF CORPORATE EXISTENCE

This Association shall have an effective date as of its date of filing with the Secretary of State of Florida, and shall have perpetual existence unless sooner dissolved according to law.

((H20000184610 3)))

ARTICLE X

AMENDMENT

Amendments to these Articles may be made by the Board during the time the Class B membership is in existence. Once the Class B membership ceases to exist, Amendments to these Articles shall require the assent of a two-thirds (2/3) of the Members.

ARTICLE XI

INCORPORATOR

The name and street address of the person signing these Articles as Incorporator is:

Aileen S. Davis
Akerman LLP
401 E. Jackson Street, Suite 1700
Tampa, FL 33602

ARTICLE XII

BY-LAWS

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board.

ARTICLE XIII

INDEMNIFICATION

In addition to any rights and duties under applicable law, this Association shall indemnify and hold harmless all its directors, officers, employees and agents, and former directors, officers, employees and agents from and against all liabilities and obligations, including attorneys fees, incurred in connection with any actions taken or failed to be taken by said directors, officers, employees and agents in their capacity as such except for willful misconduct or gross negligence.

Dated: June 17, 2020



AILEEN S. DAVIS, Incorporator

2020 JUN 17 PM 2:22
TALLAHASSEE, FL 32304

((H20000184610 3)))

**CERTIFICATE DESIGNATING PLACE OF BUSINESS
FOR THE SERVICE OF PROCESS WITHIN FLORIDA
AND REGISTERED AGENT
UPON WHOM PROCESS MAY BE SERVED**

In compliance with Section 48.091, Florida Statutes, the following is submitted:

CHAPEL CROSSINGS COMMUNITY HOMEOWNERS' ASSOCIATION, INC., under the laws of the State of Florida with its registered office at 5550 West Executive Drive, Tampa, FL 33609, has named and designated Francis E. Friscia as its Registered Agent to accept service of process within the State of Florida.

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

HAVING BEEN NAMED to accept service of process for the above-named corporation, at the place designated in this Certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties as Registered Agent.

Dated: June 17, 2020



FRANCIS E. FRISCIA