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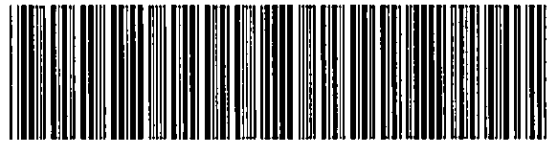
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# SPERRY LAW FIRM

Bruce J. Sperry

*Attorneys at Law*  
Ph 813.754.3030 | Fx 813.754.3928  
1607 S. Alexander Street | Suite 101 | Plant City, Florida 33563-8421  
[www.sperrylaw-pc.com](http://www.sperrylaw-pc.com)

Benjamin C. Sperry

May 29, 2020

VIA PRIORITY MAIL

Florida Department of State  
Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, Florida 32301

RE: RIVERSIDE DOCKS OWNERS ASSOCIATION, INC.

Dear Sir or Madam:

Please find enclosed original and one copy of the Articles of Incorporation of RIVERSIDE DOCKS OWNERS ASSOCIATION, INC., together with my firm check in the amount of \$70.00 to cover the following costs:

Filing Fee	\$35.00
Resident Agent Form	<u>\$35.00</u>
Total	\$70.00

Thank you for your attention to this matter.

Sincerely,

SPERRY LAW FIRM

By: 

Bruce J. Sperry

Enclosures  
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**ARTICLES OF INCORPORATION  
OF  
RIVERSIDE DOCKS OWNERS ASSOCIATION, INC.  
(A NOT-FOR-PROFIT CORPORATION)**

FILED  
2023 JUN -5 PM 4:45  
TALLAHASSEE, FLORIDA

In compliance with the requirements of the laws of the State of Florida, and for the purpose of forming a corporation no-for-profit, the undersigned does hereby certify:

**ARTICLE 1- NAME**

The name of this corporation shall be Riverside Docks Owners Association, Inc. For convenience, the corporation shall be referred to herein as the "Association", these Articles of Incorporation as the "Articles" and the Bylaws of the Association as the "Bylaws".

**ARTICLE 2- COMMENCEMENT OF CORPORATE EXISTENCE**

The Association shall commence corporate existence on the date these Articles are filed with the Secretary of State, Tallahassee, Florida and shall exist in perpetuity.

**ARTICLE 3- PRINCIPAL OFFICE AND MAILING ADDRESS**

The initial principal office and mailing address of the Association shall be located at 9125 NW 33rd Street, Doral, Florida, 33172

**ARTICLE 4- DEFINITIONS**

All capitalized terms used herein which are not defined shall have the same meaning as set forth in that certain Declaration of Covenants, Conditions, and Restrictions for Riverside Oaks Townhomes Docks, recorded or to be recorded in the Official Records of Hillsborough County, Florida, as same may be amended and/or restated from time to time (the "Declaration").

**ARTICLE 5- PURPOSES AND POWERS**

This Association does not contemplate pecuniary gain or profit, direct or indirect, to its members and the specific purposes for which it is formed are by way of explanation and not of limitation, the purposes for which the Association is organized are:

5.1 Purposes. The Association is formed to: (i) to be and constitute the Association to which reference is made in the Declaration, to perform all obligations and duties of the Association, and to exercise all rights and powers of the Association, as set forth in the Declaration and other "Governing Documents" referenced therein, and as provided by law (ii) provide for ownership, operation, maintenance and preservation of the Common Areas, which include the docks and related structures; and (iii) administer the interests of the Association and the members.

5.2 Powers. The Association shall have the right to transact any and all lawful business as a not-for-profit residential homeowners' association as contemplated by Chapter 720, Florida Statutes, as the same may be amended from time to time. The Association shall also have all of the powers enumerated in the Chapter 617, Florida Statutes (Florida Not for Profit Corporation Act), Chapter 607, Florida Statutes (Florida Business Corporation Act) (as such Florida Business Corporation Act may apply to this not for profit corporation), as the same now exist and as hereafter amended, and all such other powers as are

permitted by applicable Florida statutory and common law, including, without limitation and only by illustration, the following:

- (a) all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the Bylaws, or the Declaration;
- (c) to fix, levy, collect, and enforce by any lawful means all charges or assessments established by, or pursuant to, the Declaration; and to use and expend the proceeds of assessments in the exercise of its powers and duties hereunder; to pay all expenses in connection therewith and all administrative and other expenses incident to conducting the business of the Association including all licenses, taxes, or governmental charges levied or imposed against the property of the Association; to manage, control, operate, maintain, repair, and improve property subject to the Declaration or any other property for which the Association by rule, regulation, covenant, or contract has a right or duty to provide such services;
- (d) to enforce covenants, conditions, or restrictions affecting any property to the extent the Association may be authorized to do so under the Declaration or Bylaws;
- (e) to engage in activities which will actively foster, promote, and advance the common interests of the members;
- (f) to buy or otherwise acquire, sell, or otherwise dispose of, mortgage, or otherwise encumber, exchange, lease, hold, use, operate, and otherwise deal in and with real and personal property of all kinds and any right or interest therein for any purpose of the Association, subject to such limitations as may be set forth in the Declaration or Bylaws;
- (g) to borrow money for any purpose, subject to such limitations as may be set forth in the Declaration or the Bylaws;
- (h) to enter into, make, perform, or enforce contracts of every kind and description, and to do all other acts necessary, appropriate, or advisable in carrying out any purpose of the Association, with or in association with any other association, corporation, or other entity or agency, public or private;
- (i) to adopt, alter, and amend or repeal such Bylaws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, such Bylaws may not be inconsistent with or contrary to any provisions of the Declarations;
- (j) to elect or appoint officers and agents and define their duties and fix their compensation, if any;
- (k) to have and exercise all powers necessary or convenient to effect its purposes;
- (l) from time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the Common Area and Corporate Property consistent with the rights and duties established by the Declaration and these Articles and governing Members' responsibilities;
- (m) to sue and be sued; and
- (n) to engage in activities that will actively foster, promote, and advance the common

interests of all owners of property subject to the Declaration.

The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other rights and powers which may now or hereafter be permitted by law; the powers specified in each of the subsections of this Article V are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph of this Article. The Association shall make no distributions of income to its members, directors, or officers.

**5.3 Dock Management.** In addition to the purposes and powers set forth in Sections 5.1 and 5.2 above, the Association shall have the following purposes, duties and powers:

(a) The Association shall operate, maintain and manage the Docks in a manner consistent with the requirements of the City of Tampa License and all applicable permits, and shall assist in the enforcement of the restrictions and covenants contained herein.

(b) The Association shall levy and collect adequate assessments against members of the Association as necessary for the costs of maintenance and operation to the Docks and related structures.

(c) The assessments shall be used for the maintenance and repair of the Docks and adjacent landside areas and structures.

## ARTICLE 6- MEMBERS

The Association shall be a membership corporation without certificates or shares of stock. The Membership shall be limited to persons who from time to time holds the record fee simple title to one of the six (6) parcels described in Exhibit "A" subject to the provisions of the Declaration, but excluding all other persons who hold any interest in any Lot merely as security for the performance of an obligation. An Owner of more than one of the six (6) parcels described in Exhibit "A" is entitled to one membership for each Lot owned. Membership is appurtenant to, and may not be separated from ownership of a Lot that is subject to the provisions of the Declaration, and membership may not be transferred other than by transfer of title to one of the six (6) parcels described in Exhibit "A" by recording in the Official Records of Hillsborough County, Florida, a deed or other instrument establishing record title to real property described in Exhibit "A." Each membership is transferred automatically by conveyance of title and Upon recordation of one of the six (6) parcels described in Exhibit "A."

**6.1 Members.** There shall be no more than six (6) members.

**6.2 Member Interest in Assets, Liabilities, etc.** The share of a member in the funds, liabilities and assets of the Association cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance of its Dock.

## ARTICLE 7 - VOTING RIGHTS

The Association shall have two classes of voting membership:

**Class A.** The Class A members shall be all Owners, with the exception of the Declarant (as defined in the Declaration), and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

**Class B.** The Class B member shall be the Declarant, and shall be entitled to three (3) votes for

each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of the following events, whichever occurs earlier:

- (a) One (1) year after the completion of the docks together with the issuance of certificates of occupancy and use from all appropriate governmental agencies, or
- (b) When the Declarant waives in writing his right to Class B membership.
- (c) Declarant shall become a Class A member in consonance with his ownership of Lots, after the Class b member ship ceases.

#### ARTICLE 8- INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of the Association shall be located at 1607 S. Alexander Street, Suite 101, Plant City, Florida, 35563, and the initial registered agent of the Association at that address shall be Bruce J. Sperry. 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 9- BOARD OF DIRECTORS

The manner in which the Board of Directors of the Association are elected and appointed is as set forth in the Bylaws. The initial Board of Directors of the Association shall consist of three (3) directors. The number of directors of the Association shall be specified, from time to time, by the Bylaws provided, however, that the number of directors shall never be less than three (3) nor more than five (5). The name and street address of the initial Board of Directors of the Association are:

<u>Director</u>	<u>Street Address</u>
Said I. Hakki	PO Box 137 Haymarket, VA 20168
Shereen S Hakky	9125 NW 33rd Street Doral, FL 33172
Shelaan Hakky	742 Star Pointe Dr Seffner, FL 33584

#### ARTICLE 9 - OFFICERS

The name and street address of the initial Officers of the Association are:

<u>Officer</u>	<u>Street Address</u>
Said I. Hakki, President	PO Box 137 Haymarket, VA 20168
Shelaan Hakky, Secretary and Treasurer	742 Star Pointe Dr. Seffner, FL 33584

*Remainder of page intentionally left blank.*

#### ARTICLE 10- INCORPORATOR

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

Name

Street Address

Bruce Sperry

1607 S. Alexander Street  
Suite 101  
Plant City, FL 33563

#### ARTICLE 11 - LIABILITY OF DIRECTORS

No director of the Association, including any director appointed by the Declarant, shall be personally liable to the Association or its members for monetary damages for breach of duty of care or other duty as a director, if such person acted in good faith and in a manner he or she reasonably believed to be in, or not opposed to, the best interests of the Association and, with respect to any criminal action or proceeding, had no reasonable cause to believe that such action was unlawful. The termination of any such action, suit, or proceedings by judgment, order, settlement, conviction, or a plea of nolo contendere or its equivalent shall not in and of itself create a presumption that the director did not act in good faith and in a manner he or she reasonably believed to be in, or not opposed to, the best interest of the Association or that he or she had reasonable cause to believe that his or her conduct was unlawful. No amendment to or repeal of this Article shall apply to or have any effect on the liability or alleged liability of any director for or with respect to any acts or omissions of such director occurring prior to such amendment or repeal.

#### ARTICLE 12- INDEMNIFICATION

In addition to any rights and duties under applicable law, the Association shall indemnify and hold harmless all of its directors, officers, employees and agents, and former directors, officers, employees and agents from and against all liabilities and obligations, including attorneys' fees and costs, 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.

#### ARTICLE 13 - BY-LAWS

This Association's By-Laws initially will be adopted by the Board of Directors. Thereafter, the By-Laws may be altered, amended, or rescinded with the approval of a majority of each class of members, except as to those provisions for Amendment to the By Laws which are provided in the Declaration or any Supplemental Declaration in which case those provisions shall control such Amendments.

#### ARTICLE 14 – INTERPRETATION

Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of the Articles. Without limitation, all terms defined in the Declaration have the same meaning where used in these Articles. By subscribing and filing these Articles, the incorporator intends its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results.

## ARTICLE 15- DISSOLUTION AND AMENDMENT

15.1 Dissolution. The Association may be dissolved only as provided in the Bylaws and by the laws of the State of Florida; provided, however, in the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation, maintenance, and compliance of the Docks with the City of Tampa License must be transferred to and accepted by an entity which complies with the requirements to the City of Tampa License and which is approved by the City of Tampa

15.2 Amendments. Amendments to these Articles of Incorporation may be proposed and adopted as provided in Chapter 617, Florida Statutes; provided, no amendment may be in conflict with the Declaration and/or the City of Tampa License, and provided, further, no amendment shall be effective to impair or dilute any rights of members that are governed by such Declaration and/or City of Tampa License. Any proposed amendment must be approved by Voting Members representing two-thirds (2/3) of the total votes in the Association.

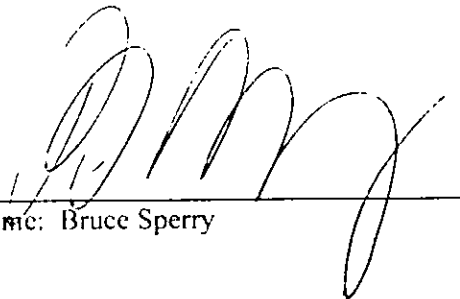
## ARTICLE 16- HEADINGS AND CAPTIONS

The headings or captions of these various Articles of Incorporation are inserted for convenience and none of them shall have any force or effect, and the interpretation of the various articles shall not be influenced by any of said headings or captions.

## ARTICLE 17 – DEFINITIONS

All capitalized terms used herein that are not defined shall have the meaning set forth in the Declaration of Covenants, Restrictions and Easements for Riverside Docks Owners Association, Inc., recorded or to be recorded by Said I. Hakki ("Declarant"), in the public records of Hillsborough County, Florida, as such Declaration may be amended from time to time ("Declaration").

**IN WITNESS WHEREOF**, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, being the Incorporator of this Association, has executed these Articles of Incorporation as of May 29, 2020.



Name: Bruce Sperry



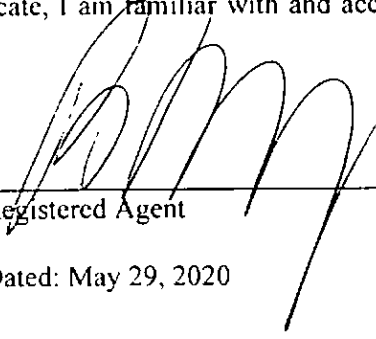
**CERTIFICATE DESIGNATING REGISTERED AGENT  
FOR SERVICE OF PROCESS**

In compliance with sections 48.091 and 617.0501, Florida Statutes, the corporation identified below hereby submits the following Certificate Designating Registered Agent for Service of Process ("Certificate") in designation of the registered office and registered agent in the State of Florida.

Riverside Dock Owners Association, Inc. desiring to organize as a domestic not for profit corporation has named and designated Bruce Sperry as its Registered Agent to accept service of process within the State of Florida with its registered office located at 1607 S. Alexander Street, Suite 101, Plant City, Florida 33563.

**ACKNOWLEDGMENT**

Having been named as Registered Agent to accept service of process for the above-stated corporation at the place designated in this Certificate, I am familiar with and accept the appointment as Registered Agent and agree to act in this capacity.

  
\_\_\_\_\_  
Registered Agent

Dated: May 29, 2020

**EXHIBIT "A"**  
**(Legal Description – Remote Parcels)**

Lots 1, 2, 3, and 4 of RIVERVIEW OAKS TOWNHOMES, according to map or plat thereof, as recorded in Plat Book 132, Pages 289-290, of the Public Records of Hillsborough County, Florida. (A re-plat of Lots 15, 16, and a portion of Lot 17, Block 20, and a portion of the 20' alley abutting thereof as vacated, SUBURB ROYAL, as recorded in Plat Book 14, Page 11, of the Public Records of Hillsborough County, Florida.

**AND**

Lot 13, Block 20, SUBURB ROYAL, according to the plat thereof, as recorded in Plat Book 14, Page(s) 11, of the Public Records of Hillsborough County, Florida.

**AND**

Lot 14, Block 20, map of sub-plan of part of Block 20 of "SUBURB ROYAL", according to the map or plat thereof, as recorded in Plat Book 14, Page 11 of the Public Records of Hillsborough County, Florida. LESS that portion of Lot 14 being more particularly described as follows:

Begin at the Northwest corner of Lot 14; thence along the West boundary of Lot 14, South, a distance of 75.00 feet; thence along the Southwesterly boundary of Lot 14, Southeasterly, a distance of 0.52 feet; thence N 07°24'00" E, a distance of 38.82 feet; thence, North, a distance of 36.40 feet to the Northerly boundary of Lot 14; thence along said Northerly boundary, a distance of 5.87 feet to the Point of Beginning.