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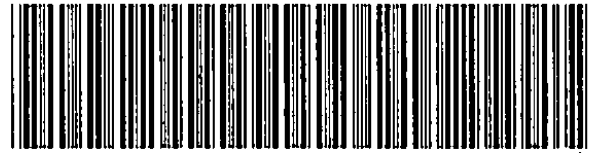
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Derrick Thompson
12/14/2020

COVER LETTER

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

SUBJECT: BROADMOOR COURT PROPERTY OWNERS' 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: Ramsey Scheuerle
Name (Printed or typed)

205 N. Parsons Ave, Ste. A
Address

Brandon, FL 33510
City, State & Zip

8136431885
Daytime Telephone number

ramsey@legacylawofll.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
BROADMOOR COURT PROPERTY OWNERS' ASSOCIATION, INC.

A Florida Corporation Not For Profit

The undersigned incorporator, a resident of the State of Florida and of full age, hereby makes, subscribes, acknowledges and files with the Department of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida.

ARTICLE I NAME

The name of this corporation is Broadmoor Court Property Owners' Association, Inc., a Florida corporation not for profit, (hereinafter called the "Association" in these Articles.)

ARTICLE II OFFICE AND REGISTERED AGENT

This Association's registered office is 205 N. Parsons Ave, Ste A, Brandon, FL 33510 , Hillsborough County, Florida, and its registered agent is Ramsey Scheuerle, who maintains a business office at 205 N. Parsons Ave, Ste A, Brandon, FL 33510. Both this Association's registered office and registered agent may be changed from time to time by the Board of Directors as provided by law.

ARTICLE III PURPOSE

This Association does not contemplate pecuniary gain or profit to its members and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of all common areas and other residence lots within that certain tract of property (hereinafter called the Property) in Hillsborough County, Florida and more particularly described as Broadmoor Court.

ARTICLE IV POWERS

Without limitation this Association is empowered to:

(a) Declaration. Exercise all rights, powers, privileges and perform all duties, of this Association set forth in that certain Second Amendment of Declaration of Restrictions and Establishment of a Board of Management for All of Del Webb's Sun City Unit No. 5 recorded in the Hillsborough County official records beginning at book 11620 page 1813 (hereinafter called the Declaration) applicable to the property and recorded in the Public Records of Hillsborough County, Florida and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth in full:

(b) Property. In any lawful manner, acquire, own, hold, improve, manage, operate, maintain, repair, replace, operate, convey, sell, lease, transfer, assign, and otherwise dispose of property of any nature whatsoever, real, personal, or mixed, tangible or intangible. In connection with this Association's affairs, specifically including the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas.

(c) Assessments. 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.

(d) Costs. Pay all costs, expenses, and obligations lawfully incurred in connection with this Association's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against this Association's property; and contract for services, such as to provide for operation and maintenance of facilities including surface water management system facilities.

(e) Borrowing. Borrow money and, with the approval of a majority of members, mortgage, pledge, deed in trust, hypothecate, assign, grant security interests in, or otherwise transfer any or all of its property as security for money borrowed, debts incurred, or any of its other obligations. For such action, notwithstanding any other provision of the Association Documents, the meeting quorum shall be thirty percent (30%) of the Association Members.

(f) Dedications. With the approval of a majority of the members, dedicate, sell or transfer all or any part of its property to any public agency, authority, or utility for such purposes, and subject to such conditions, as such majority of the members determine. For such action, notwithstanding any other provision of the Association Documents, the meeting quorum shall be thirty percent (30%) of the Association Members.

(g) Mergers. With the approval of a majority of the members, participate in mergers and consolidations with other non-profit corporations organized for similar purposes. For such action, notwithstanding any other provision of the Association Documents, the meeting quorum shall be thirty percent (30%) of the Association Members.

(h) Rules. From time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the Lots, and Common Area consistent with the rights and duties established by the Declaration and these Articles and governing Members' responsibilities.

(i) General. Have and exercise all common law rights, powers, and privileges and those that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration or these Articles, or reasonably necessary to effectuate the exercise of any right, power, or privilege so granted.

(j) Enforcement. To enforce by legal means the obligations of the members of the corporation; the provisions of the Declaration, and the provisions of a dedication or conveyance of the Corporate Property to the corporation with respect to the use and maintenance thereof; to sue and be sued.

ARTICLE V MEMBERSHIP

Every person, whether an individual, corporation or other entity, who is the record owner of an aforementioned Lot that is subject to assessment pursuant to the Declaration shall become a member of the Association upon the recording of the instrument of conveyance. If title to a Lot is held by more than one person, each such person shall be a member. A Homeowner of more than one Lot is entitled to membership for each Lot owned. No person other than a Homeowner may be a member of the Association, and a membership in the Association may not be transferred except by the transfer of title to a Lot. If more than one person owns a fee interest in any Lot, all such persons are members, but each has a pro rata share of one (1) vote (i.e. if there are two owners, each has $\frac{1}{2}$ vote) so that each Lot has a total vote of one (1).

ARTICLE VI VOTING RIGHTS

The Association shall have one class of voting membership:

Classes of Membership and Voting: The Association shall have one class of voting membership which shall be all persons owning record title to the Lots in Unit 5, Broadmoor Court. Subject to the provisions of Article V, members are entitled to cast one vote for each Lot owned. There shall be no cumulative voting for Directors or any other matters.

Transferability: Each membership is appurtenant to the Lot upon which it is based and is transferred automatically by conveyance of title to that Lot whether or not mention thereof is made in such conveyance of title.

ARTICLE VII BOARD OF DIRECTORS

The affairs of the Corporation shall be managed by its Board of Directors, which shall consist of not less than three (3) nor more than seven (7) individuals, the precise number to be fixed in the Bylaws or by the Board of Directors of the Association from time to time. Directors shall be elected for one year terms by the members at the annual members' meeting, to be held as scheduled by the Board of Directors in the first quarter of each fiscal year in the manner prescribed in the Bylaws of the Association, and shall hold office until their respective successors are duly elected and qualified. The Board shall elect a President, Vice President, Secretary-Treasurer of the Association, and such other officers as may, in the opinion of the Board, from time to time be necessary to adequately administer the affairs of the Association. Such officers are to hold office at the pleasure of the Board or until their successors are duly elected and qualified. Officers may be Directors. Officers and Directors must be members, in good standing, of the Association. Any individual may hold no more than two (2) corporate offices, except that the offices of President and Secretary-Treasurer may not be held by the same person. The officers shall have such duties as may be specified by the Board or the Bylaws of the Association. Vacancies occurring on the Board and among the officers shall be filled in the manner prescribed by the Bylaws of the Association.

The names and addresses of the persons who will serve as Directors until their successors have been duly elected and qualify, unless they sooner die, resign, or are removed, are:

Name and Address: President - Kathy Lyons at 205 N. Parsons Ave, Ste A, Brandon, FL 33510

Name and Address: Vice-President - Chris Murry at 205 N. Parsons Ave, Ste A, Brandon, FL 33510

Name and Address: Secretary/Treasurer - Christine Major at 205 N. Parsons Ave, Ste A, Brandon, FL 33510

ARTICLE VIII INCORPORATOR

The name and residence of the incorporator is:

Name and Address: Kathy Lyons at 205 N. Parsons Ave, Ste A, Brandon, FL 33510

ARTICLE IX DURATION

This Association exists perpetually.

ARTICLE X BY-LAWS

After approval of a majority of the then owners of all lots subject to the governance by the Association, the Bylaws of the Association shall be adopted by the initial Board of Directors, as constituted under Article VIII above, at the organizational meeting of the Board. Thereafter the Bylaws may be altered, amended, or rescinded by the affirmative vote of the majority of the Board of Directors, and after notice to the members, by the majority vote of members at any regular or special meeting of the membership.

ARTICLE XI AMENDMENTS

A. Amendments to these Articles of Incorporation shall be made in the following manner:

1. The Board of Directors shall adopt a resolution setting forth a proposed amendment and directing that it be submitted to a vote at a meeting of members, which may be either the annual or a special meeting.

2. Written notice setting forth the proposed amendment or a summary of the changes to be affected thereby shall be given to each member of record entitled to vote thereon within the time and in the manner provided by Florida Statutes for the giving of notice of meetings of members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

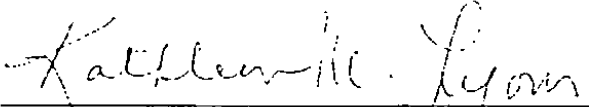
3. At such meeting, a vote of the members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the votes of all members entitled to vote thereon.

B. Any number of amendments may be submitted to the members and voted upon by them at one meeting.

C. Notwithstanding anything herein to the contrary, no amendment to these Articles of Incorporation shall be valid which constitutes a material change concerning:

1. voting rights of members;
2. boundaries of any Lot;
3. convertibility of Lots into Common Properties; and
4. imposition of any restrictions on an Owner's right to sell or transfer his or her Unit or Lot.

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 on this 17th day of November, 2020


Incorporator:

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

Broadmoor Court Property Owners' Association, Inc., desiring to organize under the laws of the State of Florida, as a corporation not for profit with its principal office, as indicated in its Articles of Incorporation, at 205 N. Parsons Ave., Ste. A, Brandon, County of Hillsborough, State of Florida, 33510, has named Ramsey Scheuerle, whose business office is 205 N. Parsons Ave., Ste. A, Brandon, FL 33510, I, as its registered agent to accept service of process within Florida.

ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

Having been named to accept service of process for the foregoing 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, including the duties and obligations imposed by section 617.0503, relative to the proper and complete performance of my duties.

Dated 11-17-20

Signed _____

Print name: Ramsey Scheuerle