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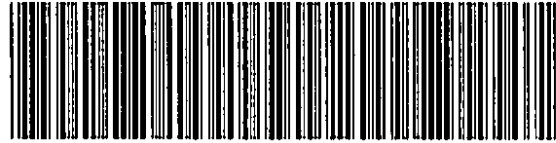
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ATTORNEYS  
OF COUNSEL

December 31, 2020

DIVISION OF CORPORATIONS  
Department of State, State of Florida  
2661 Executive Center Circle  
Tallahassee, Florida 32301

**Re: Articles of Incorporation: THE HUB AT WESTSIDE HOMEOWNER'S  
ASSOCIATION INC**

Dear FL Department of State:

Enclosed, please find the Articles of Incorporation for THE HUB AT WESTSIDE HOMEOWNER'S ASSOCIATION INC. and a check in the amount of \$78.75, including the fee for a certified copy.

Please return the certified copy to our Orlando office, at:

7901 Kingspointe Parkway, Suite 8, Orlando FL 32819

For your convenience, we have included a return envelope in this mailing.

Respectfully submitted,

FOR THE FIRM

Carlos J. Bonilla, Esq.  
7901 Kingspointe Parkway Suite 8  
Orlando, FL 32819  
[carlos@elpglobal.com](mailto:carlos@elpglobal.com)

ORLANDO OFFICE  
7901 KINGSPONTE PKWY.  
SUITE 8  
ORLANDO, FLORIDA 32819

TAMPA OFFICE  
4610 N. CENTRAL AVENUE  
TAMPA, FLORIDA 33603

MIAMI OFFICE  
945 PENNSYLVANIA AVENUE  
MIAMI BEACH, FL 33139

GEORGIA OFFICE  
1230 PEACHTREE STREET, N.E.  
SUITE 2445  
ATLANTA, GEORGIA 30309

## Articles Of Incorporation Of

### THE HUB AT WESTSIDE HOMEOWNERS ASSOCIATION INC.

The undersigned, by these Articles, associate themselves for the purpose of forming a not-for-profit corporation under Chapter 617, Florida Statute, and certify as follows:

**Article 1. Name.** The name of the Corporation is **The Hub At Westside Homeowners Association Inc.** For convenience, the Corporation shall be referred to in this instrument as the "Association."

**Article 2. Address.** The address of the initial principal office of the Association and the initial mailing address of the Association is **7901 Kingspointe Parkway, Suite 17, Orlando Florida 32819.**

**Article 3. Definitions.** All capitalized terms used in these Articles of Incorporation which are not defined shall have the meaning set forth in the **Declaration Of Conditions, Covenants, Easements, And Restrictions For The Hub At Westside Homeowners Association Inc.**, recorded or to be recorded by The Hub at Westside LLC, a Florida limited liability company ("Declarant"), in the public records of Osceola County, Florida, as such Declaration may be amended from time to time (the "**Declaration**").

**Article 4. Purposes.** The Association does not contemplate pecuniary gain or benefit, direct or indirect, to its members in way of explanation and not of imitation, the purposes for which the Association is organized are:

(a) 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 Governing Documents and as provided by law; and

(b) to provide an entity for the furtherance of the interests of the owners of real property now and hereafter made subject to the Declaration (such real property is referred to in these Articles as the "**Community**").

**Article 5. Powers.** In furtherance of its purposes, the Association shall have the following powers, which, unless indicated otherwise by the Declaration or Bylaws of the Association, may be exercised by the Board of Directors.

(a) all of the powers conferred upon not-for-profit corporations by common law and Florida statute in effect from time to time; and

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OSCEOLA COUNTY, FL



The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers which may now or hereafter be allowed or permitted by laws; and the powers specified in each of the paragraphs of this Article 5 are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provision of this Article 5.

**Article 6. Members.** The Association shall be a membership corporation without certificates or shares of stock. Each Owner shall be entitled to one (1) vote for each Lot in which they hold the interests required for membership. When more than one person holds such interest or interests in any Lot, all such persons shall be Members, but the vote for such Lot shall be exercised only by that one person who is Entitled To Vote. In no event shall more than one vote be cast with respect to any such Lot. The Owner of each Lot shall be a member of the Association and shall be entitled to vote as provided in the Declaration and the Bylaws.

Change of membership in the Association shall be established by recording in the Public Records of Osceola County, Florida, a deed or other instrument establishing record title to real property subject to the Declaration. Upon such recordation, the owner designated by such instrument shall become a member of the Association and the membership of the prior Owner shall terminate.

**Article 7. Existence and Duration.** Existence of the Association shall commence with the filing of these Article of Incorporation with the Secretary of State of the State of Florida. The Association shall exist in perpetuity.

**Article 8. Board of Directors.** The Association's business and affairs shall be conducted, managed, and controlled by a Board of Directors (the "Board"). The Board may delegate its operating authority to such companies, individuals, or committees as it, in its discretion, may determine.

The Board shall consist of three members, as provided in the Bylaws. The names and addresses of the initial directors, who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Rodrigo de Santi - President

Ronaldo Montenegro - Secretary, Treasurer

Tatiana Montenegro - Vice President

The method of election and removal of directors, filling of vacancies, and the term of office of directors shall be as set forth in the Bylaws.

**Article 9. Bylaws.** The Bylaws shall be adopted by the Board of Directors and may be altered, amended, or rescinded in the manner provided in the Bylaws.

**Article 10. Liability of Directors.** To the fullest extent that the Florida Not-for-Profit Corporation Act, as it exists on the date hereof or as it may hereafter be amended, permits the limitation or elimination of the liability of directors, no director of the Association shall be

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OSCEOLA COUNTY, FLORIDA

personally liable to the Association or its members for monetary damages for breach of duty of care or other duty as director. No amendment to or repeal of this Article shall apply to or have any effect on the liability or alleged liability of any director of the Association for or with respect to any acts or omissions of such director occurring prior to such amendment or repeal.

#### **Article 11. Indemnification.**

(a) Indemnity. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that he or she is or was a director, employee, officer, or agent of the Association. Such indemnification shall include indemnification against expenses (including without limitation, attorneys' fees and appellate attorneys' fees), judgments, fines, and amounts paid in settlement, actually and reasonably incurred by the indemnified person in connection with such action, suit, or proceeding, 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 interest of the Association, and, with respect to any criminal action or proceedings, such person had no reasonable cause to believe his or her conduct was unlawful. Notwithstanding the foregoing, no indemnification shall be made in respect of any claim, issue, or matter as to which such person shall have been adjudged to be liable for gross negligence or misfeasance or malfeasance in the performance of his or her duty to the Association, unless, and then only to the extent that, the court in which such action or suite was brought shall determine upon application that despite the adjudication of liability, in view of all of the circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses such court shall deem proper. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of *nolo contendere* or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he or she reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his or her conduct was unlawful.

(b) Approval. Any indemnification under paragraph (a) above (unless ordered by a court) shall be made by the Association only as authorized in the specific case upon a determination that indemnification is proper under the circumstances because the person requesting indemnification has met the applicable standard of conduct set forth in Paragraph (a) above. Such determination shall be made (i) by majority vote of the members of Board of Directors who were not parties to such action, suit, or proceeding, if sufficient to constitute a quorum, or (ii) if a quorum of the Board is not obtainable, or, even if obtainable, if a quorum of disinterested directors so directs, in a written opinion rendered by independent legal counsel engaged by the Association, or (iii) by a majority vote of the Members.

(c) Advances. Expenses incurred in defending a civil or criminal action, suit, or proceeding may be paid by the Association in advance of the final disposition of such action, suit, or proceeding as authorized by the Board of Directors in any specific case upon receipt of an undertaking by or on behalf of the affected director, officer, employee, or agent to repay such amount if it is ultimately determined that he or she is not entitled to be indemnified by the Association as authorized in this Article.

(d) Miscellaneous. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under the Bylaws, or any agreement, vote of Members, or otherwise, and shall continue as to a person who has ceased to be a director, officer, employee, or agent and shall inure to the benefit of the heirs and personal representatives of such person.

(e) Insurance. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee, or agent of the Association, as a director, officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise, against any liability asserted against him or her and incurred by him or her in any such capacity or arising out of his or her status as such, whether or not the Association would have the power to indemnify him or her against such liability under the provisions of this Article.

#### **Article 12. Interested Directors.**

(a) No contract or transaction between the Association and one or more of its directors or officers, or between the Association and any other corporation, partnership, or Association, or other organization in which one or more of its directors or officers are directors or officers have a financial interest, shall be invalid, void, or voidable solely for such reason, or solely because the director or officer is present at or participates in the meeting of the Board at which such contract or transaction was authorized, or solely because his, her, or their votes are counted for such purpose. No director or officer of the Association shall incur liability by reason of the fact that he or she is or may be interested in any such contract or transaction.

(b) Interested directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors at which a contract or transaction with an interested director is to be considered.

**Article 13. Amendments.** Amendments to these Articles of Incorporation may be proposed and adopted upon a resolution duly adopted by the Board and the affirmative vote or written consent representing at least 75% of the Members. No amendment may be in conflict with the Declaration.

**Article 14. Dissolution.** The Association may be dissolved only upon (a) a resolution duly adopted by the Board, and (b) the affirmative vote of members who are Owners of not less than two-thirds (2/3) of the Lots, and (c) so long as Declarant or any Declarant Affiliates own any property subject to the Declaration or which may be unilaterally subjected to the Declaration, the consent of Declarant. Upon dissolution of the Association, if VA is guaranteeing or HUD is insuring the Mortgage on any Lot, then unless otherwise agreed in writing by HUD or VA, any remaining real property 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. In the event that acceptance of such dedication is refused, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes. Such requirement shall not apply if VA is not guaranteeing and HUD is not insuring any

Mortgage; provided, however, that if either agency has granted project approval for the Community, then HUD and/or VA shall be notified of such dissolution.

**Article 15. HUD/VA Approval.** As long as Declarant has the right to appoint and remove the directors and officers of the Association as provided in the Bylaws, the following actions shall require the prior approval of the VA or HUD, if either agency has granted project approval for the guaranteeing or insuring of Mortgages on Lots; annexation of additional property to the development; mergers, consolidations, or dissolution of the Association; mortgaging of Common Area; dedication of Common Area to any public entity; and amendment of these Articles of Incorporation.

**Article 16. Incorporator.** The name of the incorporator of the Association is The Hub at Westside LLC, and such incorporator's address is 7901 Kingspointe Parkway, Suite 17, Orlando Florida 32819.

**Article 17. Registered Agent and Office.** The initial registered office of the Association is 7901 Kingspointe Parkway, Suite 17, Orlando Florida 32819, and the initial agent at such address is Larson Accounting Group.

IN WITNESS WHEREFORE, the undersigned Incorporator has executed these Articles of Incorporation this 31 day of December, 2020.

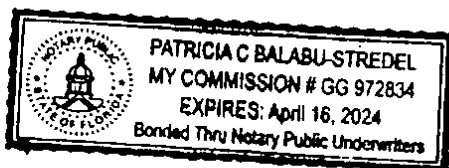
**THE HUB AT WESTSIDE LLC, a Florida  
Limited Liability Company**

By: [Signature]  
Ronaldo Montenegro, as Authorized Member

STATE OF FLORIDA  
COUNTY OF ORANGE

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 31 day of December, 2020, by Ronaldo Montenegro, AMBR of The Hub at Westside LLC, who is personally known to me or who has produced Dh as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 31 day of December, 2020.



[Signature]  
NOTARY PUBLIC  
Print Patricia C. Balabu-Stredel  
My Commission Expires: 4/16/2024

2021 MAR 15 AM 7:00  
TALLAHASSEE, FL



**CERTIFICATE DESIGNATING PLACE OF BUSINESS**  
**FOR SERVICE OF PROCESS WITHIN THIS STATE**  
**NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act:

That **"The Hub At Westside Homeowners Association Inc."** desiring to organize under the laws of the State of Florida, with its principal offices at 7901 Kingspointe Parkway, Suite 17, Orlando Florida 32819, has named Larson Accounting Group as its agent to accept service of process within the State.

**ACKNOWLEDGEMENT**

Having been named to accept service of process for the above stated corporation, at the place designated in this Certificate, Larson Accounting Group, hereby accepts to act in this capacity, and agrees to comply with the provisions of said Act relative to keeping open said office.

**Larson Accounting Group**



By: Carol Larson

2021 MAR 15 AM 7:00  
STATE  
PALM BEACH, FL