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FLORIDA PROFIT/NON PROFIT CORPORATION  
Sunset Hills Homeowners' Association, Inc.

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**ARTICLES OF INCORPORATION  
OF  
SUNSET HILLS HOMEOWNERS' ASSOCIATION, INC.**

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, acting as incorporator of this corporation, hereby forms a corporation not for pecuniary profit under the laws of the State of Florida and adopts the following Articles of Incorporation for such corporation:

**ARTICLE I - Name**

- 1.1. The name of this corporation shall be Sunset Hills Homeowners' Association, Inc. (hereinafter referred to as the "Association").

**ARTICLE II - Address**

- 2.1. The address of the principal office of the Association is 4349 SE 20th Street, Ocala, Florida 34471, and the mailing address of the Association is 4349 SE 20th Street, Ocala, Florida 34471.

**ARTICLE III - Registered Agent**

- 3.1. Matt Fabian, whose address is 4349 SE 20th Street, Ocala, Florida 34471, is hereby appointed the initial registered agent of the Association.

**ARTICLE IV - Duration**

- 4.1. The existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

**ARTICLE V - Purposes**

- 5.1. The Association does not contemplate pecuniary gain or profit, direct or indirect, to the members thereof (hereinafter referred to individually as a Member <sup>1</sup> and collectively as "Members"), and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the Lots and Common Area within the Property, and to promote the health, safety and welfare of the Owners and residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of the Association. For these purposes the Association shall have the following powers, which, unless indicated otherwise by Declaration or Bylaws, may be exercised by the Board of Directors:

- 5.1.1. Any and all powers, rights and privileges which a corporation organized under Chapters 617 and 720, Florida Statutes, by law may now or hereafter have or exercise;

<sup>1</sup> Terms capitalized herein and not otherwise defined have the same meaning as set forth in the Declaration of Covenants and Restrictions for Sunset Hills (as supplemented, restated, renewed, extended or amended, from time to time) to which a copy of these Articles will be annexed when the Declaration is recorded.

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- 5.1.2. The powers necessary or desirable 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 or as set forth in the Bylaws, and as the same may be amended from time to time as therein provided including, without limitation, the following:
- a. To fix, levy, collect and enforce payment of, by any lawful means, all charges or Assessments pursuant to the terms of the Declaration. Without limiting the foregoing, the Association shall levy and collect adequate Assessments against Members of the Association for the costs of maintenance and operation of the Stormwater Management System. Such Assessment shall be used for the maintenance and repair of the Stormwater Management System and mitigation or preservation areas, including but not limited to work within retention areas, drainage structures and drainage easements.
  - b. To pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against property of the Association;
  - c. To acquire (by gift, purchase or otherwise), manage, control, own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property subjected to the Declaration or any other property for which the Association by rule, regulation, Declaration or contract has a right or duty to provide such services;
  - d. To borrow money, and as provided in the Declaration, Bylaws, or action of the Association, mortgage, pledge, deed in trust or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
  - e. To dedicate, sell or transfer all or any part of the Common Area to any public agency, authority or utility as set forth in the Declaration;
  - f. To enter into, make, perform, or enforce contracts of every kind and description, and to perform all other acts necessary, appropriate, or advisable in carrying out any purpose of the Association, with or without association with any other association, corporation, or other entity or agency, public or private;
  - g. 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;
  - h. To engage in activities which will actively foster, promote, and advance the interests of owners of real property subject to the Declaration; and
  - i. To adopt the Bylaws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, such

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Bylaws may not be inconsistent with or contrary to any provisions of these Articles of Incorporation or the Declaration.

- 5.2. The Association shall operate, maintain and manage the Stormwater Management System in a manner consistent with the requirements of the permit issued for such system by St. Johns River Water Management District (the "District") and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the Stormwater Management System.
- 5.3. The Association shall levy and collect adequate assessments against Members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.
- 5.4. The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and future rights and powers which may now or hereafter be allowed or permitted by law; and the powers specified in each of the paragraphs of this Article are independent powers, not to be restricted by reference to or inference from the items of any other paragraph or provisions of this Article.

ARTICLE VI - Membership

- 6.1. Membership, transfer of Membership, classes of Members and voting by Members shall be as set forth in the Declaration.

ARTICLE VII - Directors and Officers

- 7.1. The method of election of directors, and of the appointment of officers shall be stated in the Bylaws of the Association.
- 7.2. Until their successors are elected, the following persons shall serve as directors and officers:
  - 7.2.1. Matt Fabian – Director and President
  - 7.2.2. Harvey W. Vandeven – Director, Vice-President and Treasurer
  - 7.2.3. J. David Tillman – Director and Secretary

ARTICLE IX - Dissolution of the Association

- 8.1. The term of the Association shall be perpetual unless dissolved by the written consent of at least three-fourths (3/4) of each class of Members.
- 8.2. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Stormwater Management System must be transferred to and accepted by an entity which would comply with Rule 62-330.310, F.A.C., and Applicant's Handbook Volume I, Section 12.3, and be approved by the Water Management District prior to such termination, dissolution or liquidation.
- 8.3. Except as set forth in paragraph 8.2 above, upon dissolution, the Association's assets (including any real property and improvements thereon) remaining after payment to

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creditors and payment of all costs and expenses relating to such dissolution shall be distributed in the following priority:

- 8.3.1. To any municipal or governmental authority which is willing to accept such assets; and, if none, then
- 8.3.2. To the Members in such proportions as they agree upon or, failing such agreement, in such proportions as are determined by a Court having jurisdiction thereof.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned incorporator\* of this Association has executed these Articles of Incorporation on the date set forth below.

DocuSigned by:  
*Matt Fabian*  
306805053E0F410...  
Matt Fabian \*

Date: 3/10/2021 | 6:09 PM PST

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent for the above-named Association, at the place designated in the foregoing Articles of Incorporation, I hereby accept such designation and agree to act in such capacity, and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, as registered agent.

DocuSigned by:  
*Matt Fabian*  
306805053E0F410...

\* Business Street Address of Above-Named Incorporator: 4390 SE 20th Street, Ocala, Florida 34471

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