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(Requestor's Name)

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(City/State/Zip/Phone #)

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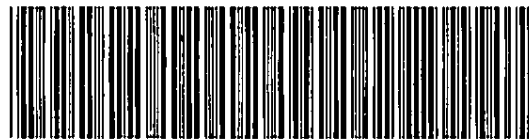
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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Pamela T. Karlson, B.C.S.
Board Certified Real Estate Lawyer
Joy Bogaert, Attorney at Law



April 1, 2021

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

RE: Ninth and Oak at the Country Club of Sebring HOA, Inc.
Articles of Incorporation
Our File No. 104-21

Dear Sir or Madam:

Enclosed please find the following pertaining to the above-referenced matter:

1. Cover Letter providing point of contact for these Articles of Incorporation;
2. Original and one copy of the completed Articles of Incorporation;
3. Check made payable to Florida Department of State in the amount of \$70.00 to cover the filing fee.

If you should have any questions, or desire additional information, you may contact my paralegal, David Mains, at 863-465-5033 or david@karlsonlaw.com.

Sincerely,


Pamela T. Karlson, J.D., B.C.S.

PTK/drm

Enclosures as stated.

cc: Client via email

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COVER LETTER

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

SUBJECT: Ninth and Oak at the Country Club of Sebring HOA, 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: Pamela T. Karlson, Esq
KARLSON LAW GROUP PA
Name (Printed or typed)

301 Dd Hall Blvd.
Address

Lake Placid FL 33852
City, State & Zip

863-465-5033
Daytime Telephone number

info@karlsonlaw.com
E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

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**ARTICLES OF INCORPORATION
OF
NINTH AND OAK AT THE COUNTRY CLUB OF SEBRING HOA, INC.**

A Florida, Not-For-Profit Corporation

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

Article 1. Name. The name of the Corporation is: **NINTH AND OAK AT THE COUNTRY CLUB OF SEBRING HOA, INC.**

Article 2. Address. The principal place of business address is: 239 N. Ridgewood Drive, Sebring, FL 33870. The mailing address is the same.

Article 3. Purpose. The specific purpose for which this Corporation is organized is to accomplish the duties of the Association established by the Protective Covenants and Restrictions including all property rights and powers established by rule of law or Association governing documents.

Article 4. Directors Elected. The manner in which directors are elected or appointed is: Majority Vote of Members.

Article 5. Registered Agent. The name and Florida street address of the registered agent is MICHAEL P. CHAPMAN, 239 N. Ridgewood Drive, Sebring, FL 33870.

Article 6. Duration. The corporation shall have perpetual existence; however, if this Association is dissolved, the property consisting of the surface water management system shall be conveyed to an appropriate agency of local government, and if not accepted, then the surface water management system shall be dedicated to a similar non-profit corporation.

Article 7. Definitions.

1. "Association" shall mean and refer to NINTH AND OAK AT THE COUNTRY CLUB OF SEBRING HOA, INC., a Florida not-for-profit corporation, its successors and assigns, created on date received and accepted by the Florida Secretary of State, Division of Corporations.

2. "Board" shall mean and refer to the Association's Board of Directors.

3. "Owner" shall mean and refer to the recorded Owner, whether one or more persons or entities, of an interest in any Lot, including contract buyers, but excluding those having such interest merely as security for the performance of an obligation.

4. "Single family" shall mean either a single person occupying a Lot and maintaining a household, or two (2) to six (6) persons related by blood, marriage, or adoption occupying a Lot and living together and maintaining a common household, or not more than four (4) unrelated persons occupying a Lot.

5. "Properties" or "property" shall mean and refer to that certain above-described real property and additions thereto as may hereafter be brought within the jurisdiction of the Association.

6. "Common Area" shall mean all real property (and interests therein and improvements thereto) and personal property owned or leased by or dedicated to the Association for the common use and enjoyment of the owners.

7. "Lot" shall mean each one (1) of the twenty-four (24) residential parcels indicated on Exhibit "A" to the Declaration of Protective Covenants and Restrictions, together with their associated legal descriptions. No subdivision of any Lot shall be permitted except by Developer or by a unanimous vote of all Lot Owners.

8. "Members" shall be Lot Owners and voting rights of Members are established in Article IV of the Declaration of Protective Covenants and Restrictions.

9. "Articles" and "By-Laws" shall refer to the Articles of Incorporation of the Association filed with the Florida Secretary of State along with the additional language adopted herein, and the By-laws for the Association.

10. "Developer" or "Declarant" shall mean CCC Development Company, LLC, a Florida limited liability company, its successors and assigns.

11. "Surface water management system facilities" shall include 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 on the property.

12. "District" shall mean the Southwest Florida Water Management District, Bartow Service Office, Bartow Florida, with headquarters located in Brooksville, Florida, or any successor entity.

Article 8. Members. The Qualification of Members, the manner of their admission to membership and determination of such membership, and voting by Members is according to the Declaration of Protective Covenants and Restrictions. The interest of a member in the funds and assets of the corporation cannot be assigned, hypothecated, or transferred in any manner, except as an appurtenance to his property. The funds and assets of the corporation shall belong exclusively to the corporation subject to the limitation that the same be expended, held, or used for the benefit of the membership and for the purposes authorized herein, in the By-Laws which may be hereafter adopted, and in the Declaration of Protective Covenants and Restrictions, which have or will be recorded in the Public Records of Highlands County, Florida, covering the property.

Article 9. Initial Officers and Board of Directors. The number of Directors constituting the initial Board of Directors is three (3). The number of Directors may be increased or decreased from time to time in accordance with the By-Laws, but shall never be less than three (3). Directors shall be elected or appointed in accordance with the By-Laws. The name and address of each initial Directors is as follows:

MICHAEL P. CHAPMAN, President/Director – 239 N. Ridgewood Dr. Sebring, FL 33870
PAMELA T. KARLSON, Vice President/Director – 301 Dal Hall Blvd., Lake Placid, FL 33852
JEFF KENNEDY – Secretary/Treasurer/Director – 7045 County Road 17 South, Sebring, FL 33876

Article 10. Incorporator. The name and address of the incorporator is as follows:

MICHAEL P. CHAPMAN
239 N RIDGEWOOD DRIVE
SEBRING, FL 33870

Article 11. Organization. The Corporation is organized pursuant to the Florida Not-For-Profit Corporation Act.

Article 12. Earnings. No part of the net earnings of the Corporation shall inure to the benefit of, or be distributed to its members, trustees, directors, or officers, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in the Articles of Incorporation.

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Article 13. Assessments. The private property of the members shall not be subject to the payment of corporate debts of the Corporation; provided that this provision shall not in any manner limit the obligation of each member unto the Corporation as set forth and contained in the Articles of Incorporation, the By-Laws, which may hereafter be adopted, and the Declaration of Protective Covenants and Restrictions; or, limit the right of the Corporation to levy and assess members for their proportionate share of the expenses of the Corporation, and to enforce collection of such assessments in such manner as may be reserved to the Corporation in these Articles, the said By-laws, and the Declaration of Protective Covenants and Restrictions.

Article 14. By-Laws. The Board of Directors of this Corporation may provide By-Laws for the conduct of its business and the carrying out of its purpose as may be deemed necessary from time to time. Upon proper notice, the By-Laws may be amended, altered, or rescinded by a two-thirds (2/3) majority vote of those members present at any regular meeting.

Article 15. Amendment. The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and any right conferred upon the members is subject to this reservation.

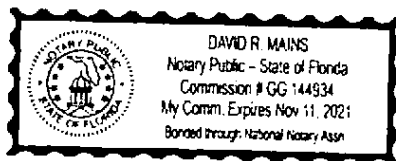
IN WITNESS WHEREOF, the undersigned has signed these Articles of Incorporation on the ____ day of April, 2021.

(SEAL)


MICHAEL P. CHAPMAN, Incorporator

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization this 15 day of April, 2021 by MICHAEL P. CHAPMAN. He ☒ is personally known to me or ☐ has produced a driver's license as identification.




NOTARY PUBLIC

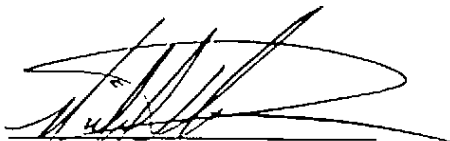
My Commission Expires: 11/11/21

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ACCEPTANCE BY REGISTERED AGENT

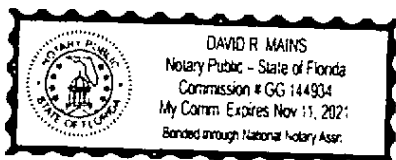
The undersigned is familiar with the duties and responsibilities as Registered Agent and hereby accepts appointment as Registered Agent of NINTH AND OAK AT THE COUNTRY CLUB OF SEBRING HOA, INC., which is contained in the foregoing Articles of Incorporation.

DATED this 15th day of April, 2021.


MICHAEL P. CHAPMAN
Printed Name

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization this 15th day of April, 2021 by MICHAEL P. CHAPMAN. He ☒ is personally known to me or ☐ has produced a driver's license as identification.




NOTARY PUBLIC

My Commission Expires: 11/11/21

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