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W21-92795



FLORIDA DEPARTMENT OF STATE
Division of Corporations

June 25, 2021

JAMES G. FARR
412 PINE BLUFF DRIVE
LUTZ, FL 33549

SUBJECT: BROOKRIDGE COMMONS OWNER'S ASSOCIATION, INC.
Ref. Number: W21000092795

We have received your document for BROOKRIDGE COMMONS OWNER'S ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The registered agent must sign accepting the designation.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6052.

DANIEL L O'KEEFE
Regulatory Specialist II

Letter Number: 221A00014606

Registered Agent Acceptance attached as Page 6.
Thank you.

JAMES G. FARR
ATTORNEY AT LAW
412 Pine Bluff Drive
Lutz, Florida 33549
(813) 393.6422
jgf@ptitlefl.com

June 9, 2021

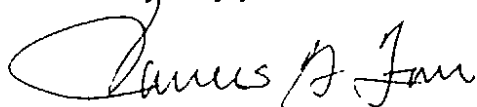
Florida Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, Florida 32314

Re: Brookridge Commons Owner's Association, Inc.
A Not-For-Profit Corporation

Dear Sir/Madam:

Enclosed please find the Articles of Incorporation, in duplicate, for the above company together with my check in the amount of \$70.00 for the filing fees. Please file this document at your earliest convenience and return a copy to me. If there is any question or problem, please let me know.

Very truly yours,

A handwritten signature in black ink, appearing to read "James G. Farr". The signature is fluid and cursive, with a large initial "J" and "F".

James G. Farr, Esq.
encl

ARTICLES OF INCORPORATION
FOR
BROOKRIDGE COMMONS
OWNER'S ASSOCIATION, INC.

21 JUL 12 PM 12:43
HARRIS COUNTY, TEXAS

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not-for-profit, and do hereby certify:

ARTICLE 1
NAME:

The name of the corporation, herein called the "Association," is Brookridge Commons Owner's Association, Inc., and its principal address and mailing address is: 412 Pine Bluff Drive, Lutz, FL 33549.

ARTICLE 2
PURPOSE AND POWERS:

The purpose for which the Association is organized is to provide an entity for the operation of the common areas associated with the Brookridge subdivision (the "Association Property or Property") as reflected on the plat thereof recorded in Plat Book 37, Page 27 of the Public Records of Hernando County, Florida, and on the Brookridge Lot 6 Replat, and in accordance with the terms and provisions contained in Declaration of Covenants, Conditions and Restrictions of Brookridge Commons as recorded in Official Records Book 2216, Page 975 of said Public Records (the "CCR's").

The Association is organized and shall exist upon a non-stock basis as a not-for-profit corporation under the laws of the State of Florida, and no portion of any earnings of the Association shall be distributed or inure to the private benefit of any member, director or officer of the Association. For the accomplishment of its purposes, the Association shall have all of the common law and statutory powers and duties of a corporation not-for-profit under the laws of the State of Florida, and as provided in these Articles, the CCR's, and the By-Laws; and it shall have all the powers and duties reasonably necessary to operate the Property pursuant to the Declaration as it may hereafter be amended, including but not limited to the following:

- (1) To make and collect assessments against members of the Association to defray the costs, expenses and losses of the Association, and to use the proceeds of assessments in the exercise of its powers and duties.
- (2) To maintain, repair, replace and operate the Association Property including, but not limited to, the Surface Water Management System Facilities .
- (3) To purchase insurance upon the Association Property for the protection of the Association, its members, and their mortgagees.
- (4) To reconstruct improvements after casualty and to make further improvements of the Property.
- (5) To make, amend and enforce reasonable rules and regulations governing the use of the Property.

(6) To enforce the provisions of the CCR's, these Articles, and the Bylaws of the Association.

(7) To contract for the management and maintenance of the Property and to delegate any powers and duties of the Association in connection therewith except such as are specifically required by the Declaration of Condominium to be exercised by the Board of Directors or the membership of the Association.

(8) To employ accountants, attorneys, architects, and other professional personnel to perform the services required for proper operation of the Property.

(9) To acquire and convey real and personal property in the name of the Association.

(10) Dedicate, sell or transfer for all or any part of the Property to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members.

(11) To sue and be sued.

(12) To take any other action necessary for the purposes for which the Association is organized.

All funds and the title to all property acquired by the Association shall be held for the benefit of the members in accordance with the provisions of the CCR's, these Articles of Incorporation and the Bylaws.

ARTICLE 3 **MEMBERSHIP:**

(1) The members of the Association shall consist of all record owners of a fee simple interest in the lot or lots described in the Brookridge subdivision, and as further provided in the Bylaws.

(2) Change of membership shall be established by recording in the Public Records of Hernando County, Florida, a deed or other instrument and by the delivery to the Association of a copy of such instrument.

(3) The share of a member in the funds and assets of the Association cannot be assigned, or transferred in any manner except as an appurtenance to his lot ownership.

(4) The voting interest of the Owner(s) of each lot or lots, collectively, shall be entitled as set forth in the CCR's and Bylaws. The manner of exercising voting rights shall be as set forth in the Bylaws.

ARTICLE 4
TERM:

The term of the Association shall be perpetual. However, if the Association is dissolved, the control or right of access to the Property containing the Surface Water Management System Facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted, then the Surface Water Management System Facilities shall be conveyed to a non-profit corporation similar to the Association.

ARTICLE 5
BYLAWS:

The Bylaws of the Association may be altered, amended, or rescinded in the manner provided therein.

ARTICLE 6
AMENDMENTS:

These Articles of Incorporation may be amended by vote of a majority of the votes at any annual or special meeting, or by approval in writing of the owners of a majority of the votes without a meeting, provided that notice of any proposed amendment has been given to the members of the Association, and that the notice contains a copy of the proposed Amendment.

An Amendment shall become effective upon filing with the Secretary of State and recording a copy in the Public Records of Hernando County, Florida.

ARTICLE 7
DIRECTORS AND OFFICERS:

(1) The affairs of the Association will be administered by a Board of Directors. All Directors must be members of the Association.

(2) Directors of the Association shall be elected by the members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the Bylaws.

(3) The business of the Association shall be conducted by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board.

ARTICLE 8
INCORPORATOR:

The name and address of the incorporator is: Lucid Investments, LLC, 412 Pine Bluff Drive, Lutz, Florida 33549. Email Address: jgf@ptitlefl.com

ARTICLE 9
INITIAL DIRECTORS:

The initial Director and President of the Association shall be: James G. Farr, Esq., 412 Pine Bluff Drive, Lutz, Florida 33549. Email Address: jgf@ptitlefl.com

ARTICLE 10
INITIAL REGISTERED AGENT:

The initial registered office of the Association shall be at:

412 Pine Bluff Drive
Lutz, FL 33549

The initial registered agent at said address shall be:

James G. Farr, Esq.
Email Address: jgf@ptitlefl.com

ARTICLE 11
INDEMNIFICATION:

The Association shall indemnify every director and every officer of the Association against all expenses and liabilities, including attorneys' fees, actually and reasonably incurred by or imposed on him in connection with any legal proceeding (or settlement or appeal of such proceeding) to which he may be a party because of his being or having been a Director or officer of the Association. The foregoing right of indemnification shall not apply to:

(4) Gross negligence or willful misconduct in office by any Director or officer.

(5) Any criminal action, unless the Director or officer acted in good faith and in a manner he reasonably believed was in, not opposed to, the best interest of the Association, and had no reasonable cause to believe his action was unlawful.

The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a Director or officer of the Association, or is or was serving at the request of the Association as a Director or officer of another Association, against any liability asserted against him or incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of these Articles of Incorporation.

The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled.

WHEREFORE the incorporator has caused these presents to be executed this 9th day of June, 2021.

Signed, Sealed and Delivered
in the Presence of:

LUCID INVESTMENTS, LLC,
a Florida limited liability company

By: James G. Farr
JAMES G. FARR

Its: Manager

Debra A. Register
Witness Debra A. Register

Rhina Winant
Witness Rhina Winant

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of June, 2021 by James G. Farr, as Manager of Lucid Investments, LLC, who is ☒ personally known to me or who produced a driver license as identification.

Debra A. Register
NOTARY PUBLIC

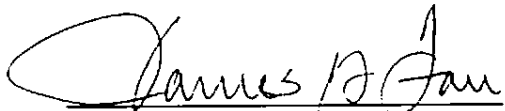


DEBRA A. REGISTER
Commission # GG 947939
Expires April 26, 2024
Bonded Thru Budget Notary Services

21 JUL 12 PM 12:43
JUL 12 2021

ACKNOWLEDGEMENT AND ACCEPTANCE OF REGISTERED AGENT: Having been named as Registered Agent to accept service of process and other legal communications for the above stated corporation, at the place designated herein, I hereby accept this office and agree to act in this capacity, and I agree to comply with the provisions of the Florida Corporations Act relative to maintaining said office.

DATED this 9th day of June 2021.


JAMES G. FARR

FILED
21 JUL 12 PM 12:43
TALLAHASSEE, FLORIDA