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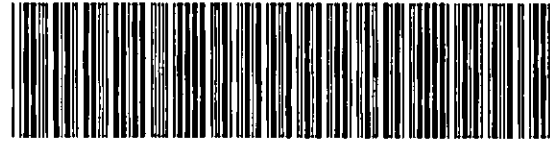
(Business Entity Name)

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SCHARBER
— LAW GROUP —

September 7, 2021

Jarrold M. Scharber
Attorney at Law

Department of State
Division of Corporations
PO Box 6327
Tallahassee, FL 32314

Re: Articles of Incorporation for San Antonio Station Homeowner's Association, Inc.

Gentlemen –

Enclosed you will find the Original and one Copy of the Articles of Incorporation for San Antonio Station Homeowner's Association, Inc. Please file the Original and certify and return the Copy to my office at the address below.

Enclosed you will find our check for \$78.75 for the filing fee and the cost of the certified copy. If any of this requires further attention, please contact my office at the number below. Thank you for your assistance.

Very Truly Yours –

The Office of
Scharber Law Group, P.A.

Jarrold M. Scharber, Esquire

JMS
Enclosures as stated

ARTICLES OF INCORPORATION
OF
SAN ANTONIO STATION HOMEOWNER'S ASSOCIATION, INC.
A NONPROFIT CORPORATION

I, the undersigned natural persons of the legal age, citizens of the State of Florida, acting as incorporator of a corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation:

ARTICLE I

The name of the corporation is SAN ANTONIO STATION HOMEOWNER'S ASSOCIATION, INC.

ARTICLE II

The corporation is a non-profit corporation.

ARTICLE III

The period of its duration is perpetual.

ARTICLE IV

The specific primary purposes for which the corporation is formed is to provide for maintenance, preservation, and architectural control of the residence lots within a certain subdivided tract of real property known as San Antonio Station, in San Antonio, Florida, and to promote the health, safety, and welfare of the residents within the above-described subdivision and

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such additions thereto as may hereafter be brought within the jurisdiction of the corporation for such purpose.

In furtherance of such purposes, the corporation shall have power to:

- (a) Perform all of the duties and obligations of the corporation as set forth in a certain Declaration of Covenants, Conditions, and Restrictions for San Antonio Station (the "Declaration") applicable to the property described in the Declaration.
- (b) Affix, levy, and collect, all charges and assessments pursuant to the terms of the Declaration, and enforce payment thereof by any lawful means; and pay all expenses in connection therewith, and all office and other expenses incident to the conduct of the business of the corporation including all licenses, taxes, or governmental charges levied or imposed on the property of the corporation;
- (c) Acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the corporation;
- (d) Borrow money and, subject to the consent by vote or written instrument of a majority of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;
- (e) Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed on by the members. No such dedication or transfer shall be effective unless an instrument has been signed by a majority of each class of members, agreeing to such dedication, sale, or transfer;

- (f) Participate in mergers and consolidations with other nonprofit corporations organized or the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation shall have the consent by vote or written instrument of a majority of each class of members;
- (g) Have and exercise any and all powers, rights, and privileges that a corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.
- (h) Have and exercise any and all powers, rights, and privileges of a Homeowner's Association pursuant to Chapter 720 of the Florida Statutes.

The corporation is organized and shall be operated exclusively for the aforementioned purposes. The activities of the corporation shall be financed by assessments on members as provided in the Declaration, and no part of any net earnings shall inure to the benefit of any member.

ARTICLE V

The mailing address of the corporation is PO BOX 817 San Antonio, FL 33576 and the street address is 12744 Curley Street, San Antonio, FL 33576.

ARTICLE VI

The street address of the corporation's registered office and the name of the registered agent at the address is Sarah Schrader, 12744 Curley Street, San Antonio, FL 33576.

ARTICLE VII

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by the Declaration to assessments by the corporation, including contract sellers,

but excluding persons holding title merely as security for performance of an obligation, shall be a member of the corporation. Membership shall be appurtenant to and may not be separated from ownership of a lot that is subject to assessment by the corporation.

ARTICLE VIII

The corporation shall have two classes of voting members as follows:

Class A Members. Class A Members shall be every person or entity which owns a Lot as defined by the Declaration. Class A Members shall be entitled to one vote for each lot in which they hold an interest. When more than one person is the owner of any lot, all such persons shall be members, and the vote of such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B Member. The Class B Member shall be the Declarant, as defined in the Declaration, provided that Declarant, may assign its Class B Membership, or a portion thereof, to an individual or corporate home builder ("Builder Member"), and such assignee shall be a Class B member. The Class B Member shall be entitled to three votes for each Lot which it owns, provided that the Class B membership shall cease and become converted to a Class A Membership on the happening of the following events, whichever occurs earlier:

- a. When the total outstanding Class A membership equals the total votes outstanding in the Class B membership; or
- b. On September 1, 2031.

ARTICLE IX

All corporate powers shall be exercised by or under the authority of, and the business and affairs of the corporation managed under the direction of its Board of Directors, subject to any limitation set forth in these Articles of Incorporation. The method of election of directors shall be stated in the Bylaws.

ARTICLE X

The name and street address of the incorporator is:

Name

Sarah Schrader

Address

12744 Curley Street.

San Antonio, FL 33576

Executed this 2nd day of September, 2021

SIGNATURE OF INCORPORATOR

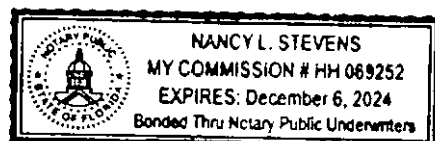
Sarah Schrader
Sarah Schrader

STATE OF FLORIDA –
COUNTY OF PASCO

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Sarah Schrader, to me personally known to be the person described in or provided _____ as identification and who executed the foregoing Articles of Incorporation and they acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of September, 2021.

(SEAL)



[Signature]
Notary Public-State of Florida

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CERTIFICATE OF DESIGNATION REGISTERED
AGENT/ REGISTERED OFFICE

Pursuant to the provisions of Section 617.0501, Florida Statutes, the undersigned Corporation, organized under the laws of the State of Florida, submits the following statement in designating the Registered Office/Registered Agent, in the State of Florida.

1. The name of the corporation is: San Antonio Station Homeowner's Association, Inc.
2. The name and address of the registered agent and office is:

Sarah Schrader
12744 Curley Street.
San Antonio, FL 33576.

Having been named as registered agent and to accept service of process for the above stated corporation at the place designated in this certificate, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.


Sarah Schrader, Registered Agent

9/2/2020
Date

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NOT A PUBLIC RECORD