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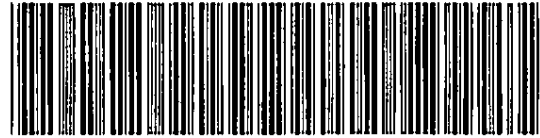
(Business Entity Name)

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TALLAHASSEE, FL

2021 OCT 12 PM 1:32

FBI

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COVER LETTER

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

SUBJECT: DOVER PINES HOMEOWNERS ASSOCIATION, 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: DEBORAH ROSE TRACY, ESQ.

Name (Printed or typed)

PO BOX 101

Address

VALRICO, FL 33595

City, State & Zip

813-765-8344

Daytime Telephone number

TRACY29@AOL.COM

E-mail address: (to be used for future annual report notification)

SECRETARY OF STATE
TALLAHASSEE, FL

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

**ARTICLES OF INCORPORATION
OF
DOVER PINES HOMEOWNERS ASSOCIATION, INC.**

In compliance with the requirements of Chapter 617 of the Florida Statutes, the undersigned has formed a corporation not for profit and does hereby certify:

ARTICLE I - NAME

The name of the corporation is DOVER PINES HOMEOWNERS ASSOCIATION, INC., hereinafter called the "Association."

ARTICLE II - OFFICE

The principal office of the Association is located at 1326 E. Lumsden Rd, Brandon, FL 33511. The Board of Directors of the Association may change the location of the principal office from time to time.

ARTICLE III - REGISTERED AGENT

Jamal Kazbour, whose address is 1326 E. Lumsden Rd, Brandon, FL 33511, is hereby appointed the initial registered agent of the Association.

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity

X 
JAMAL KAZBOUR

Date: 9/7/21

ARTICLE IV – PURPOSE, DUTIES AND POWERS OF THE ASSOCIATION

Dover Pines Properties, LLC, a Florida limited liability company, its successors and assigns, ("Developer") has developed a residential subdivision in Hillsborough County, Florida which is known as Dover Pines Subdivision, the plat of which has been or will be recorded in the public

records of Hillsborough County, Florida ("Property"). The Property will be subject to those certain Declarations of Covenants, Conditions and Restrictions for Dover Pines Subdivision to be recorded in the public records of Hillsborough County, Florida, which, together with any future amendments thereto shall be referred to as "Declaration". The Association does not contemplate pecuniary gain or profit to its members. The specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the Property; and, to promote the health, safety and welfare of the residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association. In furtherance of these purposes, the Association shall have the following duties and powers:

- (a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, including, but not limited to the right to establish and modify rules and regulations as necessary to fully effectuate the purposes of the Declaration;
- (b) enforce the provisions of the Declaration in its name;
- (c) fix, levy, collect and enforce payment of by any lawful means, all charges or assessments pursuant to the terms of the Declaration; and 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 the property of the Association; and, in addition to other uses, the assessments shall be used for the maintenance and repair of the stormwater management systems and mitigation or preservation areas, including but not limited to work within potential areas, drainage structures and drainage easements.
- (d) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- (e) borrow money, and with the assent of a majority of each class of members, mortgage, pledge, deed in trust, hypothecate, assign, grant security interest in or otherwise transfer any or all of its real or personal property as security for money borrowed, debts incurred, or any of its other obligations;
- (f) dedicate, sell or transfer all or any part of the Common Area (as that term is defined in the Declaration) or its other property to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument of dedication or transfer has been signed by a majority of each class of members, with the formalities from time to time required for a deed under the laws of the State of Florida;
- (g) participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of a majority of each class of members;

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HILLSBOROUGH COUNTY
FLORIDA

(h) from time to time adopt, alter, amend, rescind and enforce reasonable rules and regulations governing the use of the Property and the Common Area, consistent with the terms of the Declaration and these Articles;

(i) have and exercise any and all powers, rights and privileges which a corporation not for profit organized under the laws of the State of Florida may now or hereafter have or exercise, including, but not limited to the right to sue and be sued.

(j) operate, maintain and manage the stormwater management system(s) in a manner consistent with the requirements of each permit issued for the Property by the Southwest Florida Water Management District (or successor agency) ("SWFWMD") and applicable agency rules, and shall assist in the enforcement of the restrictions and covenants contained herein.

(k) Operating and maintain the storm water management system; and, demonstrate that the land on which the system is located is owned or controlled by the Association to the extent necessary.

(l) levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the stormwater management system.

(m) contract for services to provide for operation and maintenance services, including as necessary to operate, maintain and manage the stormwater management system(s).

ARTICLE V - MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot (as that term is defined in the Declaration) shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot and is transferred only and automatically by conveyance of title to a Lot; however, the foregoing shall not be construed to prohibit assignment of membership and voting rights by an Owner who is a contract seller to his vendee in possession. Each Lot shall have the number of votes at any meeting of Members of the Association as provided in the Declaration.

ARTICLE VI - VOTING RIGHTS

The Association shall have two classes of voting Members: (a) Class A Members shall be all Owners (as that term is defined in the Declaration), with the exception of Developer while the Class B Membership exists; and, shall include the Developer in the event that Class B membership is terminated and the Developer still owns one or more Lots. (b) The Class B Member shall be comprised of the Developer (including its successors and assigns) until said membership is terminated pursuant to the Declaration. If more than one person holds an interest in any Lot, all such persons shall be members, and the vote for such Lot as between multiple owners shall be exercised as set forth in the Declaration, but in no event shall more than one vote be cast with respect to any Lot except as provided for Class B membership.

ARTICLE VII - BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of no less than three (3) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the Bylaws of the Association, but at no time shall be less than three (3). Any Director may succeed himself in office. The names and addresses of the persons who are to serve as the initial Directors until the selection of their successors are:

Jamal Kazbour, 1326 E. Lumsden Rd, Brandon, FL 33511

Talal Kazbour, 1326 E. Lumsden Rd., Brandon, FL 33511

Tarek Kazbour, 1326 E. Lumsden Rd., Brandon, FL 33511

The initial Directors shall serve until the first annual meeting of the Members at which time Directors shall be elected by the membership in accordance with the terms of the Declaration for a full one year term; and, thereafter, annually for one year terms to serve until death, resignation or removal.

ARTICLE VIII - OFFICERS

The affairs of the Association shall be administered by a President, a Vice President, a Secretary, a Treasurer and such other officers as may be designated by the Bylaws, and at the times and in the manner prescribed in the Bylaws. The officers shall be elected by the Board of Directors at the initial meeting and, thereafter, at each annual meeting of the Board of Directors to serve until they die, resign or are removed by the Board of Directors.

ARTICLE IX - DISSOLUTION; MERGER; CONSOLIDATION; TERMINATION

The Association may be merged or consolidated with another association not for profit, or may be dissolved, with the assent given in writing and signed by not less than a majority of each voting class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to the purposes of the Association set forth herein and in the Declaration. The foregoing notwithstanding, 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 complies with Rule 62-330.310, F.A.C., and Applicant's Handbook Volume I, Section 12.3, and be approved by SWFWMD prior to such termination, dissolution or liquidation.

ARTICLE X - DURATION

The existence of the Association shall commence with the filing of these Articles with the Secretary of State of Florida. The Association shall exist in perpetuity.

ARTICLE XI - AMENDMENTS

Amendment of these articles shall require the assent by vote of the Developer so long as the Developer shall own one Lot and at least two-thirds (2/3) of the Class A voting membership; and, after the Developer shall no longer own any Lot; or, the Developer shall voluntarily terminate Class B membership, by the two-thirds (2/3) vote of all Class A voting members. Amendments may be proposed by a majority of the board of Directors or by persons entitled to cast twenty-five percent (25%) of the votes entitled to be cast by the entire membership. In no event shall an Amendment modify the duties and powers of the Association as the same relate to the duty to maintain, operate and adequately fund through assessments the stormwater management system, unless such alterations have been approved by the SWFWMD.

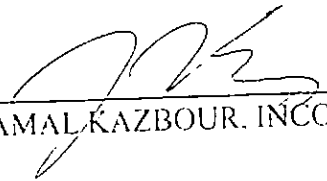
ARTICLE XII - INTERPRETATION

Express reference is made to the terms and provisions of the Declaration where necessary to interpret, construe and clarify the provisions of these Articles. All terms defined in the Declaration shall have the same meaning where used herein. To the extent possible, these Articles shall be construed, interpreted and applied in a manner consistent and not in conflict with the terms and application of the Declaration. Where the terms of these Articles conflict with the Declaration, the terms of the Declaration shall prevail.

ARTICLE XIII - INCORPORATOR

The name and residence address of the incorporator of these articles is: Jamal Kazbour, 1326 E. Lumsden Rd. Brandon, FL 33511

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

X 
JAMAL KAZBOUR, INCORPORATOR

Date: 7/7/21

FILED

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TALLAHASSEE, FL