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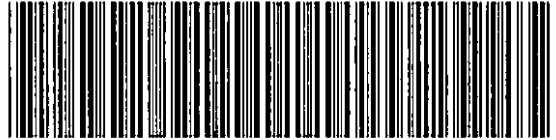
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ARTICLES OF INCORPORATION
OF
FREEDOM PARK
PROPERTY OWNERS ASSOCIATION, INC.

In compliance with the requirements of Chapter 617, Florida Statutes, **FREEDOM PARK PROPERTY OWNERS ASSOCIATION, INC.** a corporation not for profit under the laws of the State of Florida as adopted the following Articles of Incorporation for such corporation.

ARTICLE 1. NAME

The name of this corporation shall be **FREEDOM PARK PROPERTY OWNERS ASSOCIATION, INC.** (hereinafter referred to as the "Association").

ARTICLE 2. ADDRESS

The principal office address of the Association is 9894 SW 52nd Court, Ocala, Florida 34476, and the mailing address of the Association is 9894 SW 52nd Court, Ocala, Florida 34476.

ARTICLE 3. REGISTERED AGENT

ALEX HOYOS whose address is 9894 SW 52nd Court, Ocala, Florida 34476, is hereby appointed registered agent of the Association.

ACCEPTANCE

I HEREBY ACCEPT the appointment as Registered Agent of FREEDOM PARK PROPERTY OWNERS ASSOCIATION, INC. and agree to act in that capacity.



ALEX HOYOS

Registered Agent

ARTICLE 4. DURATION

This Association shall exist perpetually, commencing on the date of filing these Articles with the Secretary of State, Tallahassee, Florida.

ARTICLE 5. PURPOSES

The Association does not contemplate pecuniary gain or profit, direct or indirect, to the members thereof (hereinafter referred to individually as a "Member" and collectively as "Members"), and the specific purposes for which it is formed are to provide for the maintenance, preservation and improvement of the Property comprising FREEDOM PARK, a commercial subdivision filed as a Plat and recorded in PLAT BOOK ____, Page ____, Marion County, Florida, and to promote the welfare of the Owners of Lots within FREEDOM PARK. Unless otherwise defined in Chapter 617, Florida Statutes, capitalized terms in these Articles of Incorporation shall have the meaning set forth in the Declaration referenced in Section 6.1 below.

ARTICLE 6. POWERS

The Association shall have the following powers and duties reasonably necessary to operate and maintain the Association including the following:

- 6.1 To exercise all the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration of Covenants, Conditions and Restrictions for FREEDOM PARK, to be recorded in the Official Records of Marion County, Florida (the "Declaration").
- 6.2 To establish, collect, and disburse Common Assessments, or Special Assessments, as the case may be, to be used for the maintenance and upkeep of the Common Areas and the Storm Water and Surface Water Management System located within FREEDOM PARK; and to establish and collect Enforcement Assessments against specific Owners for the purposes set forth in the Declaration; including the right to impose and enforce liens as a means of enforcement, all as provided for in the Declaration.
- 6.3 To manage, operate, maintain, repair, and improve the Common Areas and any Storm Water and Surface Water Management System located within FREEDOM PARK. The Association shall operate, maintain, and manage the Storm Water and Surface Water Management System in a manner consistent with the Southwest Florida Water Management District requirements and applicable District rules, and shall assist in the enforcement of the Declaration which relates to the Storm Water and Surface Water Management System;
- 6.4 Any and all powers, rights and privileges which a corporation organized under Chapter 617, Florida Statutes, by law may now, or hereafter, have or exercise;
- 6.5 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;
- 6.6 To borrow money, and by 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, in accordance with provisions of the Declaration;
 - 6.7 To dedicate, sell, or transfer all or any part of the Common Area to any public agency, authority or utility, in accordance with provisions of the Declaration;
 - 6.8 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 in association with any other association, corporation, or other entity or agency, public or private;
 - 6.9 To enforce covenants, conditions, or restrictions affecting any property governed by or subject to the Declaration, to the extent the Association may be authorized to do so under the Declaration;
 - 6.10 To engage in activities which will actively foster, promote and advance the interests of Owners of Lots subject to the Declaration;
 - 6.11 To adopt the Bylaws as may be necessary or desirable for the proper management of the affairs of the Association; provided, however, such Bylaws may not be inconsistent with or contrary to any provisions of these Articles of Incorporation; and
 - 6.12 To promulgate or enforce rules, regulations or agreements to effectuate all of the purposes for which the Association is organized, as allowed or required under terms of the Declaration.
 - 6.13 To appoint committees, including but not limited to an Architectural Review Board, at the discretion of the Board of Directors, to carry out duties that may be required or allowed of the Board under terms of the Declaration.

ARTICLE 7. MEMBERSHIP

Every Owner of a Lot as defined in the Declaration shall automatically be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot. All Members agree to be bound by the terms and provisions of these Articles and such Bylaws as may be promulgated by the Association from time to time.

ARTICLE 8. MEMBER'S VOTING RIGHTS

8.1 The Association shall have two classes of voting members.

Class A: Class A Members shall be all Owners in the subdivision, with the exception of, until conversion from Class B membership, the Declarant. Each Owner shall be entitled to one vote for each Lot owned. When more than one person holds an interest in a given Lot, all such persons shall be Members and the vote for such Lot shall be exercised as they may determine among themselves, however in no event shall more than one vote be cast with respect to any Lot owned by Class A Members.

Class B: The Class B Member shall be the Declarant, its successors and assigns. The Class B Member shall be entitled to five (5) votes per Lot owned. Notwithstanding the foregoing, the voting rights of Declarant, after the transition of the homeowners' association control from Declarant to the non-developer members, as set forth in Florida Statutes Section 720.307, has occurred, the Class B Member shall be deemed to be a Class A Member and shall thereafter be limited to one (1) vote per Lot.

8.2 Quorum. Unless a lower number is provided in the bylaws, the percentage of voting interests required to constitute a quorum at a meeting of the Members shall be 30 percent of the total voting interests.

8.3 Unless otherwise provided in the bylaws, decisions that require a vote of the Members must be made by the concurrence of at least a majority of the voting interests present, in person or by proxy, at a meeting at which a quorum has been attained.

8.4 Members shall have the right to cast such votes on a non-cumulative basis (unless otherwise required by law) on all matters coming before the Association for which a vote of the Members is allowed or required.

ARTICLE 9. DIRECTORS

9.1 The affairs of the Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than five (5) persons, who need not be Members of the Association, each of whom shall meet the requirements of Section 720.3033, Florida Statutes upon appointment or election, and shall continuously remain in compliance with all requirements set forth therein.

9.2 The Initial Directors of the Association shall be as follows:

Alex Hoyos whose address is 9894 SW 52nd Court, Ocala, FL 34476

Carmen Cuenca, CPA whose address is 1204 NW 69th Terrace, Suite D, Gainesville, FL 32605

Loyde W. Sadlowski whose address is 7500 SW 61st Ave., Suite 200, Ocala, FL 34476

- 9.3 Subsequent election of Directors shall be held in accordance with the requirements of Chapter 720, Florida Statutes. The Initial Board of Directors shall adopt By-laws which shall provide for staggered terms of the Directors. Any Director may be re-elected but may not serve more than eight consecutive years unless approved by an affirmative vote of two-thirds of the voting interests voting in the election, or unless there are not enough eligible candidates to fill the vacancies.
- 9.4 The votes of each Member shall be cast on a non-cumulative basis in the election of Directors.

ARTICLE 10. ASSESSMENTS

- 10.1 The Directors are required to establish a Common Assessment to be levied against each Lot sufficient to maintain, extend, or improve the Common Areas and any other areas which are maintained or partially maintained by the Association, any Storm Water or Surface Water Management System located within the Property, or otherwise necessary to pay Common Expenses of the Association. The Directors shall notify the Owners of the amount of the then Common Assessment in such detail as required by law. The amount of the Common Assessment may be changed by the Directors as frequently as deemed necessary by them to assure that the amount of the Common Assessment is sufficient to pay all Common Expenses or otherwise satisfy all obligations of the Association. The Assessment so established may be levied and collected annually, quarterly, or monthly, either in arrears or in advance, at the sole discretion of the Directors.
- 10.2 Except as may be limited by Section 720.315, Florida Statutes, the Directors may propose and adopt one or more other Assessments, including, but not limited to, Special Assessments, and may assess and enforce fines, as set forth in the Declaration.
- 10.3 The Directors shall keep separate records of all Assessments or fines made and collected pursuant to this Article, and all the monies deposited into, and disbursed from the accounts of the Association, and shall make said records available, at reasonable hours and in a reasonable manner, to any Member of the Association requesting access to same, in accordance with requirements of Florida Statutes.

ARTICLE 11. DISSOLUTION OF THE ASSOCIATION

- 11.1 The term of the Association shall be perpetual unless dissolved only as provided in the Declaration, the Bylaws of the Association, and the laws of the State of Florida.
- 11.2 In the event of termination, dissolution, or final liquidation of the Association, the responsibility for the operation and maintenance of the Surface Water or Storm

ARTICLE 15. INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association shall and does hereby indemnify and hold harmless every Director and every Officer, their heirs, executors, and administrators, against all loss, cost, and expenses reasonably incurred in connection with any action, suit, or proceeding to which he or she may be made a part by reason of his being or having been a Director or Officer of the Association, including reasonable counsel fees, except as to matters wherein he shall be fully adjudged in such action, suit or proceeding, to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Director or Officer may be entitled.

ARTICLE 16. TRANSACTION IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

No contract or transaction between the Association and one or more of the Officers or Directors, or between the Association and any other corporation, partnership, association, or other organization including without limitation, a corporation in which one or more of its Officers or Directors are Officers or Directors of this Association shall be invalid, void, or voidable solely because said Officers' or Directors' votes are counted for such purposes. No Officer or Director shall incur liability by reason of the fact that said Officer or Director may be interested in any such contract or transaction.

Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

The foregoing Articles of Incorporation of FREEDOM PARK Property Owners Association, Inc. are hereby subscribed by its Incorporator on this 11th day of Nov 2021 2021.



INCORPORATOR

Alex Hoyos
9894 SW 52nd Court, Ocala, FL 34476

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FILED