

N220001982
 Florida Department of State
 Division of Corporations
 Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H22000162672 3)))



H220001626723ABC

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
 Fax Number : (850)617-6380

From:

Account Name : NELSON MULLINS RILEY & SCARBOROUGH LLP OF BOCA RATON
 Account Number : 076376001555
 Phone : (803)255-9617
 Fax Number : (561)483-7321

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: RickF@theencoreclub.com

RECEIVED

2022 MAY -9 PM 4:34
 SEC
 TALLAHASSEE, FL

**COR AMND/RESTATE/CORRECT OR O/D RESIGN
 SPECTRUM TOWNHOME OWNERS ASSOCIATION, INC**

Certificate of Status	0
Certified Copy	1
Page Count	12
Estimated Charge	\$43.75

2022 MAY -9 AM 11:05
 FILED

Electronic Filing Menu

Corporate Filing Menu

Help

MAY 10 2022

D CUSHING

Fax Audit Number: H22000162672 3

**AMENDED AND RESTATED ARTICLES OF INCORPORATION
FOR SPECTRUM TOWNHOME OWNERS ASSOCIATION, INC.
(a Florida corporation not-for-profit – Document No.)**

WHEREAS, the Charter for Spectrum Townhome Owners Association, Inc., a Florida not for profit corporation (the “**Corporation**”) was filed with the Florida Secretary of State on February 24, 2022, with an effective date of February 28, 2022 (the “**Prior Articles of Incorporation**”).

WHEREAS, the Corporation wishes to amend and restate the Prior Articles of Incorporation in their entirety as set forth in this Amended and Restated Articles of Incorporation of Spectrum Townhome Owners Association, Inc. (“**Articles of Incorporation**” or “**Articles**”) and the number of votes cast in favor of such Articles of Incorporation by the Voting Members was sufficient for approval. These Articles were adopted by the Corporation on April 27, 2022.

NOW, THEREFORE, the Prior Articles of Incorporation are hereby replaced in their entirety by these Articles of Incorporation as of April 27, 2022.

ARTICLE I - NAME

The name of the corporation shall be the Spectrum Townhome Owners Association, Inc., a Florida corporation not-for-profit (the “**Association**”).

ARTICLE II – DEFINITIONS

Each capitalized term used herein, except as otherwise defined herein, is defined in the Declaration of Covenants, Conditions and Restrictions of Spectrum Townhomes (the “**Declaration**”) recorded, or to be recorded, among the Public Records of Osceola County, Florida by **EHOF II - Spectrum, LLC**, a Delaware limited liability company (the “**Declarant**”) and shall have the same meaning or definition used herein as the meaning or definition ascribed thereto in the Declaration.

ARTICLE III - PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The principal place of business and mailing address of the corporation shall be 8390 Champions Gate Blvd, Suite 304, Champions Gate, Florida 33896.

ARTICLE IV - PURPOSE(S)

The corporation is organized as a corporation not-for-profit under Chapter 617 of the laws of the State of Florida, subject to the extent applicable, to Chapter 720 of the laws of the State of Florida. The specific purposes for which the corporation is organized are:

Fax Audit Number: H22000162672 3

Section 1. To promote the health, safety and social welfare of the Lot Owners within the Community as described in the Declaration.

Section 2. To own and maintain, repair and replace the property owned by the Association and the Common Areas and other items, including landscaping and other improvements in and/or benefiting said Association and Common Areas, for which the obligation to maintain and repair has been delegated.

Section 3. To perform any obligations related to the Surface Water or Stormwater Management System(s) which are specifically delegated or assigned to the Association consistent with the requirements of the rules of, and any applicable permit of, the South Florida Water Management District.

Section 4. To control the specifications, architecture, design, appearance, elevation and location of, and landscaping around, all buildings and improvements of any type, including walls, fences, antennae, sewers, drains, disposal systems or other structures constructed, placed or permitted to remain in the Property, as well as the alteration, improvement, addition or change thereto, as provided in the Declaration.

Section 5. To operate without profit for the benefit of its Members.

Section 6. To perform those functions granted to or reserved by the Association in the Declaration.

ARTICLE V - GENERAL POWERS

The Association shall have all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the Bylaws or the Declaration including, without limitation, the following:

Section 1. To hold funds solely and exclusively for the benefit of the Members for the purposes set forth in these Articles of Incorporation.

Section 2. To promulgate and enforce rules, regulations, bylaws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized.

Section 3. To delegate power or powers where such is deemed in the interest of the Association.

Section 4. To affix Assessments to be levied against Lots within the Property and the costs of effectuating the objects and purposes of the Association, and to create reasonable reserves for such expenditures, and to authorize its Board of Directors, in its discretion, to enter into agreements with mortgage companies and other organizations for the collection of such Assessments.

Section 5. The Association shall levy and collect adequate Assessments against members of the Association for (a) the costs, if any, of any maintenance and operation of the

Fax Audit Number: H22000162672 3

Surface Water or Stormwater Management System, to the extent not levied and collected by the CDD; (b) payment of all Master Association Assessments; and (c) the costs of performing any other maintenance obligations, operation obligations or other obligations or activities as set forth or permitted in the Declaration.

Section 6. To pay taxes and other charges, if any, on or against the Association property and the Common Area.

Section 7. To have all express powers conferred upon the Association by the Declaration, Chapter 617 and Chapter 720, Florida Statutes, except as prohibited herein.

Section 8. To engage in activities which will actively foster, promote and advance the common interests of all Owners of any portion of the Property, including contracting for services to be provided to the Association.

Section 9. To own, convey, buy or otherwise acquire, sell or otherwise dispose of, mortgage or otherwise encumber, exchange, lease, hold, use, operate and otherwise deal in and with real, personal and mixed property of all kinds and any right or interest therein of the Association for purposes of advancing the common interests of all Owners of any portion of the Property.

Section 10. To borrow money for any purpose subject to all limitations in the Declaration or Bylaws.

Section 11. To sue and be sued.

Section 12. To adopt, alter and amend or repeal such 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 the Declaration.

Section 13. To operate and maintain the Surface Water or Storm Water Management System, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplains compensation areas, wetlands and any associated buffers and wetland mitigation areas, preserve areas and conservation easements, as applicable and required by any South Florida Water Management District permit, and to contract for services to provide for such operation and maintenance, to the extent not operated and maintained by the CDD.

Section 14. To contract for services for the operation, maintenance, and management of Common Areas and all other property dedicated to or maintained by the Association.

Section 15. To mortgage or convey Common Area with the affirmative vote of at least two-thirds of the Class A Membership.

Fax Audit Number: H22000162672 3

ARTICLE VI - MANNER OF ELECTION OF DIRECTORS

Directors shall be elected or appointed in accordance with the provisions of the Bylaws of the Association.

ARTICLE VII - MEMBERS

Section 1. Every Owner of a Lot shall be a Member of the Association and subject the terms and conditions of the Declaration. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to Assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A Members shall be all Owners, with the exception of the Declarant during the period of time the Declarant is the Class B Member as provided below and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant. The Class B Member shall be entitled to three (3) votes for each of the Class A Member votes until the termination of the Class B Membership in accordance with the Bylaws.

ARTICLE VIII - DIRECTORS

Section 1. The Board of Directors of the Association shall be comprised of at least three (3) directors. The members of the Board of Directors (each a "**Director**") and their street addresses are:

Rick Feather	c/o Artemis Lifestyle Services, Inc. 8390 Champions Gate Blvd, Suite 304 Champions Gate, Florida 33896
--------------	--

Jerry Edwards	c/o Artemis Lifestyle Services, Inc. 8390 Champions Gate Blvd, Suite 304 Champions Gate, Florida 33896
---------------	--

Fax Audit Number: H22000162672 3

Lauren Arcaro

c/o Artemis Lifestyle Services, Inc.
8390 Champions Gate Blvd, Suite 304
Champions Gate, Florida 33896

As long as Declarant or its designated successor or assigns shall have the right to appoint the entire Board of Directors. Directors need not be Members of the Association and need not be residents of the State of Florida. All Directors appointed by the Declarant shall serve at the pleasure of the Declarant, and may be removed from office, and a successor Director may be appointed at any time by the Declarant.

Section 2. At the first annual election to the Board of Directors where Directors are elected by the Members, the term of office of the elected Director receiving the highest plurality of votes shall be established at two (2) years, with the other elected Directors to serve for a term of one (1) year. Elections shall be by plurality votes. All Directors shall hold office until the election of new directors at the next annual meeting or resignation of said Director. Each year thereafter, as many Directors shall be elected and appointed, as the case may be, as there are regular terms of office of Directors expiring at such time, and the term of the Director so elected or appointed at each annual election shall be for two (2) years expiring at the second annual election following their election, and thereafter until their successors are duly elected and qualified, or until removed from office with or without cause by the affirmative vote of a majority of the Members which elected or appointed them.

ARTICLE IX - OFFICERS

The officers of the Association (each an "Officer") shall be a President, a Vice President, a Secretary, an Assistant Secretary, and a Treasurer, and such other officers as the Board of Directors may from time to time, by resolution, create. Any two or more offices may be held by the same person except the offices of President and Secretary. Officers shall be elected for one (1) year terms in accordance with the procedures set forth in the Bylaws. The names of the Officers who are to manage the affairs of the Association until the next annual meeting of the Board of Directors and until their successors are duly elected and qualified are:

President:	Rick Feather c/o Artemis Lifestyle Services, Inc. 8390 Champions Gate Blvd, Suite 304 Champions Gate, Florida 33896
------------	--

Vice President and Assistant Secretary	Jerry Edwards c/o Artemis Lifestyle Services, Inc. 8390 Champions Gate Blvd, Suite 304 Champions Gate, Florida 33896
--	---

Secretary and	Lauren Arcaro
---------------	---------------

Fax Audit Number: H22000162672 3

Treasurer: c/o Artemis Lifestyle Services, Inc.
8390 Champions Gate Blvd, Suite 304
Champions Gate, Florida 33896

REGISTERED AGENT, MAILING ADDRESS AND STREET ADDRESS

The street and mailing address of the Association's initial registered office is 8390 Champions Gate Blvd, Suite 304, Champions Gate, Florida 33896, and the name of the initial Registered Agent at such address is Artemis Lifestyle Services, Inc., a Florida corporation.

ARTICLE X - CORPORATE EXISTENCE

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall have perpetual existence. In the event of termination, dissolution or final liquidation of the Association, any Association obligations for the operation and maintenance of the Surface Water or Stormwater Management System must be transferred to and accepted by an entity which would comply with section 62-330.310, F.A.C., and be approved by the South Florida Water Management District prior to such termination, dissolution or liquidation.

ARTICLE XI - BYLAWS

The Board of Directors shall adopt Bylaws consistent with these Articles.

ARTICLE XII - AMENDMENTS TO ARTICLES OF INCORPORATION AND BYLAWS

Section 1. So long as there is a Class B Membership, Declarant reserves the right to amend these Articles without the consent of the Lot Owners. Such amendments shall not require the consent of the Institutional First Mortgagees and shall become effective when executed by Declarant and recorded in the Public Records of the County, Florida. After the Class B Membership terminates and except for those terms which specify a required vote for amendment, all other terms of these Articles may be amended by consent of not less than two-thirds vote of the Members present at a duly noticed meeting called for the purpose of voting on the amendment at which a quorum has been attained. In the event a meeting called for the purpose of amendments hereto does not attain the required quorum, such meeting shall be adjourned and noticed to be reconvened in not more than 30 days. If the Association is still not able to attain a quorum at the second duly noticed meeting, the Association may again adjourn the meeting and notice the meeting again to be reconvened within 30 days, provided at the third meeting, the quorum requirement shall be reduced by one-half, to 15% of the Members. The amendment may then be approved by two-thirds of the votes of the Members present at the meeting with the reduced quorum requirement. If the quorum is attained at the third noticed meeting and the amendment is not approved at such meeting or the quorum is not attained, the amendment may not be brought before the membership again for at least 90 days. Notwithstanding the foregoing; (a) for so long as the Declarant has the right to appoint the entire Board of Directors of the Association, the Declarant shall be permitted to unilaterally amend these Articles; and (b) for so long as Declarant owns any portion of the Property, no amendment of these Articles shall make

Fax Audit Number: H22000162672 3

any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, the Declarant, unless the Declarant joins in the execution of the amendment.

Section 2. Such amendments shall be subject to the prior approval required by any appropriate governmental agency. Notwithstanding anything to the contrary herein contained, amendments for correction of scrivener's errors may be made by the Board of Directors of the Association alone without the need of consent of any other person. Notwithstanding the foregoing, matters stated herein to be or which are in fact governed by the Declaration may not be amended except as provided in such Declaration. Additionally, the provisions which are governed by the Bylaws of this Association may not be amended except as provided in the Bylaws.

Section 3. Any amendment to these Articles that would alter provisions related to the Surface Water or Stormwater Management System, conservation areas or any water management areas of the Common Areas must have the prior approval of the SFWMD. Any such proposed amendments must be submitted to the SFWMD for a determination of whether the amendment necessitates a modification to the Permit. If the proposed amendment necessitates a modification of the Permit, the modification to the Permit must be approved by the SFWMD prior to the amendment to these Articles.

ARTICLE XIII- INDEMNIFICATION OF OFFICERS AND DIRECTORS

Section 1. The Association hereby indemnifies any Director or Officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

(a) Whether civil, criminal, administrative or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for any act alleged to have been committed by such person in his capacity of Director or Officer of the Association, or in his capacity as a Director, Officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or Officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he had reasonable grounds for belief that such action was unlawful.

(b) By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a Director or Officer of the Association, or by reason of his being or having been a Director, Officer, employee or agent of any other corporation,

Fax Audit Number: H22000162672 3

partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the reasonable expenses, including attorneys' fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association. Such person shall not be entitled to indemnification in relation to matters as to which such person has been adjudged to have been guilty of negligence or misconduct in the performance of his duty to the Association unless and only to the extent that the court, administrative agency, or investigative body before which such action, suit or proceeding is held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such tribunal shall deem proper.

Section 2. The Board of Directors shall determine whether amounts for which a Director or Officer seeks indemnification were properly incurred and whether such Director or Officer acted in good faith and in a manner he reasonably believed to be in the best interests of the Association, and whether, with respect to any criminal action or proceeding, he had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding.

Section 3. The foregoing rights of indemnification shall not be deemed to limit in any way the powers of the Association to indemnify under applicable law.

ARTICLE XIV - TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

Section 1. With the exception of Directors and Officers appointed by the Class B Member, any financial or familial interest of an Officer or Director in any contract or transaction between the Association and one (1) or more of its Directors or Officers, or between the Association and any other corporation, partnership, association or other organization in which one (1) or more of its Directors or Officers are directors or officers, or have a financial interest, shall be disclosed, and further shall not be voidable solely for this reason, or solely because the Director or Officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction or solely because his or their votes are counted for such purpose. No Director or Officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

Section 2. 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 but must abstain from voting on the issue.

ARTICLE XV - DISSOLUTION

The Association may be dissolved if three-fourths (3/4) of the votes cast at a duly held meeting of the Members of the Association vote in favor of dissolution, if permitted by the Declaration. Upon dissolution of the Association, other than incident to a merger or

Fax Audit Number: H22000162672 3

consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XVI – CONFLICTS

In the event of conflicts between the Declaration, Articles and Bylaws, the Declaration controls over these Articles and these Articles control over the Bylaws.


[SIGNATURES APPEAR ON FOLLOWING PAGES]

Fax Audit Number: H22000162672 3

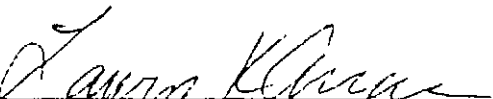
IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation
this 27 day of April, 2022.

ASSOCIATION:

SPECTRUM TOWNHOME OWNERS'
ASSOCIATION, INC

By: 
Rick Feather

ATTESTED TO BY:

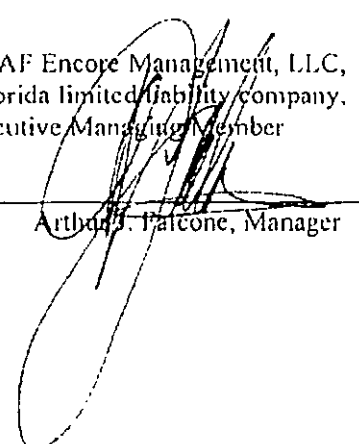
By: 
Lauren Arcaro, Secretary

DECLARANT/INCORPORATOR:

EHOF II - Spectrum, LLC, a Delaware
limited liability company

By: EHO ACQUISITIONS II, LLC, a
Delaware limited liability company, its sole
member

By: AF Encore Management, LLC,
a Florida limited liability company,
Executive Managing Member

By: 
Arthur J. Falcone, Manager

Fax Audit Number: H22000162672 3

REGISTERED AGENT

The undersigned hereby accepts appointment as Registered Agent of Spectrum Townhome Owners Association, Inc. this 28 day of April, 2022.

ARTEMIS LIFESTYLE SERVICES, INC.,
a Florida corporation

By:


Domingo Sanchez, President

Fax Audit Number: H22000162672 3
4824-6657-1307 v.3 14917000018