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the furnishing of insurance coverage, and for the furnishings of other services for the benefit of the Members;

9. To purchase, acquire, sell, and lease property;
10. To employ all personnel and engage such professional services as are reasonably necessary to perform the services required for proper exerciser of the rights, powers, duties, and functions of the Association; and
11. The powers and privileges granted to a corporation not for profit under the laws of the State of Florida, except as may be limited or otherwise provided for in these Articles, all common law and other statutory powers, all powers in Florida Statutes, Chapter 720 or its successor, and all powers reasonably necessary or convenient to implement and effectuate its enumerated powers and the purposes for which the Association is organized.

ARTICLE 3. QUALIFICATION OF MEMBERS AND THE MANNER OF THEIR ADMISSION

The qualification of the Members, the manner of their admission to membership, termination of their membership, and their voting rights is more particularly described in the Bylaws.

The subscriber constitutes the sole member of the Association until the recording of the Declaration. Upon the recording of the Declaration, all Owners shall be Members of the Association. At such time as the purchase price is paid and the deed to a Lot is issued, the Lot Owner thereof shall become a Member. The Owner of each Lot shall have one vote on Association matters, regardless of how many individuals may own the Lot. If a Lot is owned by more than one person or an entity, the vote for that Lot may be cast as described in the Bylaws.

Ownership of a Lot shall be a prerequisite to exercising any rights as a Member. Membership shall not be transferable, except as provided herein or in the Bylaws. The membership of any Owner shall terminate upon the termination of the Association or upon transfer of ownership of a Lot. The transferor's membership shall automatically transfer and be vested in the new Owner acquiring an ownership interest in the Lot. The Association may rely on a recorded deed as evidence of a Lot transfer and thereupon terminate the transferor's membership and recognize the membership of the transferee.

ARTICLE 4. SUBSCRIBER

The name and address of the subscriber (the initial incorporator) to these Articles is Mark Roesch, 13650 66th Street, Largo, Florida 33771.

ARTICLE 5. BOARD OF DIRECTORS

The affairs of the Association shall be managed by the Board of Directors. The qualification, method of election, and powers of the Board shall be as set forth in the Bylaws. Board members shall receive no compensation for serving on the Board. The initial directors are:

Names	Address
Hugh D. Fuller, Jr.	611 S. Ft. Harrison Avenue, Clearwater, FL 33756
Mark Roesch	13650 66 th Street, Largo, FL 33771
Kevin McKamey	13650 66 th Street, Largo, FL 33771

ARTICLE 6. OFFICERS

The officers designated in the Bylaws shall administer the affairs of the Association. The names and addresses of the first officers, who shall hold office until their successors are elected, or until removed, are as follows:

Office	Names	Address
President	Mark Roesch	13650 66 th Street, Largo, FL 33771
Vice President	Kevin McKamey	13650 66 th Street, Largo, FL 33771
Secretary	Mark Roesch	13650 66 th Street, Largo, FL 33771
Treasurer	Mark Roesch	13650 66 th Street, Largo, FL 33771

ARTICLE 7. BYLAWS

The Bylaws of the Association are to be made or approved by the Board of Directors initially and thereafter may be altered, amended, or rescinded by the Members in the manner provided for in the Bylaws.

ARTICLE 8. INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or contemplated action, suit or proceedings, whether civil, criminal, administrative, or investigative, by reason of the fact that the person is or was a director, officer, or committee member of the Association, against expenses (including attorneys' fees and

appellate attorneys' fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by the person in connection with such action, suit or proceedings, unless the director, officer, or committee member is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties. The termination of any action, suit or proceedings by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which the person reasonably believed to be in, or not opposed to, the best interests of the Association and, with respect to any criminal action or proceeding, had reasonable cause to believe that his or her conduct was lawful. It is the intent of the Association, by the adoption of this Article, to provide the most comprehensive indemnification possible to its officers, directors, and committee members as permitted by Florida law.

ARTICLE 9. AMENDMENT TO THE ARTICLES OF INCORPORATION

These Articles of Incorporation may be amended pursuant to this Article. A resolution for the adoption of a proposed amendment may be proposed either by a majority of the Board or by not less than one-third (1/3) of the voting interests of the Association. A proposed amendment may only be passed at a meeting of the Members noticed and held pursuant to the Bylaws. Notice of the subject matter of a proposed amendment shall be included in the notice of the meeting where the amendment is to be considered. A proposed amendment shall be deemed ratified and approved if passed by at least two-thirds (2/3) of the voting interest of the Association present in person or by proxy, at a duly noticed and convened membership meeting. An amendment shall become effective upon filing with the Secretary of State and it being recorded in the Public Records. Notwithstanding anything to the contrary provided for in this Article, no amendment shall: (1) make any changes in the qualifications for membership or the Members' voting rights without approval in writing of all Members of the Association or (2) become effective without the written consent of the Developer prior to Turnover.

ARTICLE 10. SEVERABILITY

Should any Article, or any portion thereof, of these Articles of Incorporation be held invalid, it shall not affect the validity of the remaining parts of these Articles of Incorporation or the additional instruments governing the rights and obligations of the Association, the Board, or the Members.

ARTICLE 11. TERM

The term of the Association shall be perpetual. However, this Article shall not be construed to prevent the Association's dissolution or merger.

ARTICLE 12. NO PERSONAL LIABILITY

No officer, director, or Member shall be personally liable for any debt or other obligation of the Association, except as provided for in the Declaration or Florida Statutes, Chapter 720, or its successor.

ARTICLE 13. REGISTERED AGENT

LATITUDES IN THE PARK HOMEOWNERS ASSOCIATION, INC. has appointed MARK ROESCH, whose address is 13650 66th Street, Largo, FL 33771, as its registered agent under the laws of the State of Florida. The Board may change the Registered Agent and registered office from time to time as permitted by law.

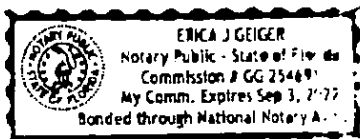
IN WITNESS WHEREOF the subscribing incorporators have hereunto set their hands and seals and caused these Articles of Incorporation to be executed this 26 day of January, 2022.

Mark Roesch
Print: MARK ROESCH

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 26 day of January, 2022, by MARK ROESCH, who ☐ is personally known to me or ☒ has produced Florida DL as identification.

Erica J. Geiger
Notary Public

My Commission expires:



ACCEPTANCE OF DUTIES AS REGISTERED AGENT

Pursuant to Florida Statutes, Section 617.0501, having been named as registered agent and to accept services or process for Latitudes in the Park Homeowners Association, Inc., 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 relative to the proper and complete performance of my duties, and I am familiar with and accept the obligation of my position as registered agent.

Executed this 26 day of January, 2022.

Witness: Melissa Johnson
Print: Melissa Johnson

Witness: [Signature]
Print: Darrick Silvers

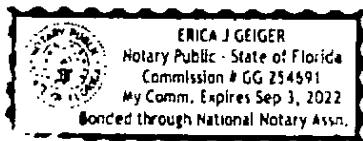
By: Mark Roesch
Print: Mark Roesch
Title: Registered Agent
Date: January 26, 2022

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, by means of [☒] physical presence or [☐] online notarization, this 26 day of January, 2022, by Mark Roesch, as Registered Agent of Latitudes in the Park Homeowners Association, Inc., on behalf of the company, who (☐) is personally known to me or (☒) has produced Florida DL as identification.

[Signature]
Notary Public

My Commission expires:



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