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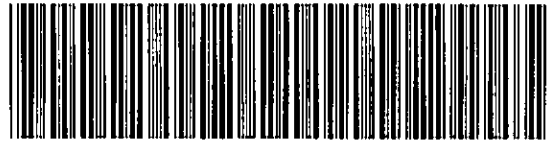
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SECRETARY OF STATE
FALL ARIZONA

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REAL ESTATE DEVELOPMENT
& INVESTMENTS SINCE 1977

September 19, 2022

Division of Corporations
2415 N Monroe St., Suite 810
Tallahassee, FL 32303

Re: Formation of "Lecanto Property Owner's Association, Inc." Articles of Incorporation

To whom it may concern:

Enclosed please find the Articles of Incorporation for the Lecanto Property Owner's Association, Inc., along with a check in the amount of \$87.50 representing the filing fees, registered agent designation, certified copy and certificate of status.

Please let me know if you have any questions.

Yours truly,

Frank Natanek, General Counsel
561-625-9125
fnatanek@ferbercompany.com

cc: C. Guy Bond (via email)

22 SEP 20 AM 5:58
SECRETARY OF STATE
TALLAHASSEE, FL 32303

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**ARTICLES OF INCORPORATION
OF
LECANTO PROPERTY OWNER'S ASSOCIATION, INC.
A Non Profit Corporation**

The undersigned residents of the State of Florida hereby associate themselves for the purpose of forming a non profit corporation under Chapter 617 of the laws of the State of Florida and certify:

ARTICLE I

Name

The name of this corporation is **LECANTO PROPERTY OWNER'S ASSOCIATION, INC.**, called the "Association" in these Articles.

ARTICLE II

Office and Registered Agent

The Association's principal office is located at 151 Sawgrass Corners Dr., Suite 202, Ponte Vedra Beach, Fl 32082. The Ferber Company, who maintains a business office at 151 Sawgrass Corners Dr., Suite 202, Ponte Vedra Beach, Fl 32082, is hereby appointed the initial registered agent of the Association. Both the Association's registered office and registered agent may be changed from time to time as provided by law.

ARTICLE III

Purpose and Powers of the Association

The Association does not contemplate pecuniary gain or profit to its members. It is formed to promote the health, safety, and general welfare of the owners of the commercial parcels described as **"Shoppes at Black Diamond"**, which is described in, and made subject to, the provisions of that Declaration of Restrictive Covenants and Easement Agreement to be recorded in the public records of Citrus County, Florida, as amended from time to time (the "Declaration"), to perform the duties required of it by Operation and Easement between Target Corporation and 2022 Lecanto Lecanto LLC (the "Target Agreement"), and the real property subjected to the terms and conditions of the Declaration and the Target Agreement and any additions to such lands as hereafter may be brought within the Association's jurisdiction in the manner provided in the Declaration ("Property").

The Association's purposes include, without limitation, provision for the preservation, maintenance, repair and replacement of the System (the storm water management system, as such

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CITRUS COUNTY FL

term is defined in the Declaration) and the pond that is part of the System and which is owned by Association (as such term is defined in the Declaration), any real estate, easements or other property rights of the Association in connection with the System, or otherwise, and related improvements (collectively, the "Common Property"), and for the exercise of such other rights the Association may have under the Declaration and Target Agreement. Without limitation, this Association is empowered to:

(a) Declaration Powers: Exercise all rights, powers, and privileges, and perform all duties of the Association from time to time set forth in the Declaration and the Target Agreement, including any right to enforce all of the provisions of the Declaration and the Target Agreement pertaining to the Association in its own name, if any, these Articles of Incorporation, the Bylaws of the Association, and all rules and regulations governing the use of the Property, which may hereafter be established.

(b) Assessments: To adopt budgets and levy, collect, and enforce by any lawful procedure all charges or assessments established by, or pursuant to, the Declaration and the Target Agreement. The Association shall levy and collect adequate assessments against members of the Association for the costs of the maintenance, repair and replacement of the Common Property. The assessments shall be used for the operation, maintenance and repair of the Common Property, including, but not limited to, the stormwater management system in a manner consistent with the requirements of any applicable permit issued by the Agency and Agency rules.

(c) Costs: Use the proceeds collected from assessment to pay all costs, expenses, and obligations lawfully incurred in connection with the Association's affairs, including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against the Association's property.

(d) Maintenance: To operate, maintain, manage, repair, replace and operate all the Common Property, including, but not limited to, the System, Common Sewer and all associated facilities in a manner consistent with the applicable Southwest Florida Water Management District "(Agency)" permit requirements and applicable District rules, and assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system, and the Common Property. Maintenance of the stormwater management system shall mean the exercise of practices which allow the system to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted by the Agency. Any repair or reconstruction of the stormwater management system shall be as permitted, or if modified as approved by the Agency.

(e) Reconstruction: To reconstruct improvements after casualty and construct further improvements to the Common Property.

(f) Insurance: Purchase insurance upon the Common Property and insurance or fidelity bonds for the protection of the Association, its officers, directors and members and any other person responsible for the handling of Association funds.

(g) Easements: Grant permits, licenses and easements over the Common Property for utilities, roads and other purposes reasonably necessary or useful for the proper maintenance or operation of the Property. Such permits, licenses or easements may be granted by the Board and shall not constitute a dedication, sale or transfer of any portion of the Common Property.

(h) Regulations: From time to time adopt, amend, rescind, and enforce reasonable rules and regulations governing the use of the Property and the Common Property consistent with the rights and duties established by the Declaration.

(i) Contract: Contract with others for the performance of the Association's management and maintenance responsibilities under the Declaration and for the furnishing of services or materials for the benefit of the Property in the manner provided in the Declaration.

(j) General: Have and exercise all rights, powers, and privileges that a non profit corporation or a commercial property owner's association may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration, or these articles, or reasonably necessary, convenient, or desirable to exercise of any right, power, or privilege so granted. These powers include, without limitation, the powers to own and convey property, to operate and perform maintenance on the Common Property, to establish rules and regulations governing membership and to take any other actions necessary to accomplish the purposes of the Association, to assess members for the cost of operating and maintaining the Common Property and to enforce the collection of such assessments, to sue and be sued, to contract for services to provide for the operation and maintenance of the Common Property, to require that all owners of the real property be members of the Association, and to demonstrate that the land on which the Stormwater Management System is located is owned or otherwise controlled by the Association to the extent necessary to operate and maintain the Stormwater Management System.

(k) Stormwater Management Permit: Operate, maintain and repair the surface water or stormwater management system(s) in a manner consistent with the applicable Southwest Florida Water Management District permit requirements and applicable District rules, and, if applicable, assist in the enforcement of the provisions of the Declaration which relate to the surface water or stormwater management system.

ARTICLE IV

Membership

Every entity or individual who, from time to time, holds the record fee simple title, or any undivided fee simple interest of record, to any commercial parcel within the Property or any portion of the Property, is a Member of this Association, including contract sellers, but excluding all persons who hold any interest in any lot merely as security for the performance of an obligation. Membership is appurtenant to, and may not be separated from, ownership of at least one commercial parcel. Membership may not be transferred except by transfer of record title to such commercial parcel.

ARTICLE V

Voting Rights

Section 1. Classification: This Association has one class of voting membership and each member is entitled to a weighted vote equal to its share of the assessments allocated to it in the Declaration.

Section 2. Co-Ownership: Before any meeting at which a vote is to be taken, each co-owner must file the name of the authorized voting co-owner with the Secretary of the Association to be entitled to vote at such meeting, unless such co-owners have filed a general voting authority with the Secretary applicable to all votes until rescinded.

ARTICLE VI

Board of Directors

Section 1. Number and Term: The Association's affairs are managed by a Board of Directors composed of three Directors, who need not be an Association member, which is appointed by "Declarant" (defined in the Declaration). Initially, the term of each Director is three years, unless removed and replaced. Thereafter, the directors shall be elected annually.

Section 2. Election: Directors are to be elected by written ballot at an annual meeting of Owners. Each member entitled to vote may cast as many votes for each vacancy as such member has under the provisions of Article V of these Articles, and the person receiving the largest number of votes cast by the members for each vacancy is elected. Cumulative voting is not permitted.

Section 3. Initial Directors: The names and addresses of the person(s) who will serve as Director(s) until his/their successor has been duly elected and qualify, unless they sooner die, resign, are removed, or are incapacitated or otherwise unable to serve, are:

22 SEP 20 AM 5:59
STATION OF STATE
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-01-2010 BY 60322

FILED

Paul S. Ferber
151 Sawgrass Corners Drive, Suite 202
Ponte Vedra Beach, FL 32082

P. Shields Ferber, Jr.
2655 N. Ocean Drive, Suite 401
Singer Island, FL 33404

Frank Natanek
2655 N. Ocean Drive, Suite 401
Singer Island, FL 33404

ARTICLE VII

Officers

The affairs of the Association shall be administered by the officers designated by the Bylaws. The officers shall be elected by the Board of Directors at its first meeting, and they shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows.

| <u>Office</u> | <u>Name and Addresses</u> |
|----------------------|--|
| President: | P. Shields Ferber, Jr. 2655 N. Ocean Drive, Suite 401 Singer Island, FL 33404 |
| Vice President: | Frank Natanek 2655 N. Ocean Drive, Suite 401 Singer Island, FL 33404 |
| Secretary/Treasurer: | Stacey Starsiak-Demasi 151 Sawgrass Corners Drive, Suite 202 Ponte Vedra Beach, FL 32082 |

ARTICLE VIII

Duration

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FALL ADJUDICATED

This Association's existence shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE IX

Bylaws

The Association's Bylaws initially will be adopted by the Board of Directors. Thereafter, the Bylaws may be amended or rescinded by a majority of the Board of Directors.

ARTICLE X

Amendments

Amendments to these Articles may be proposed and adopted from time to time in the manner provided by the laws of the State of Florida, except that each such amendment must have the approval of a majority of the Board of Directors. Any amendment that alters the stormwater management system, beyond maintenance in its original condition, including mitigation or preservation areas and the water management portions of the common areas, must have the prior approval of the Agency.

ARTICLE XI

Dissolution

In the event of termination, dissolution or final liquidation of this corporation, the responsibility for the operation and maintenance of the surface water or stormwater management system shall be transferred to and accepted by an entity which agrees to comply with Rule 62-330.310, F.A.C. and the Applicant's Handbook Vol I, Section 12.3, and be approved by the Agency prior to such termination, dissolution or liquidation.

ARTICLE XII

Subscribers

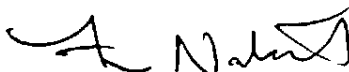
The name and address of the subscriber to these Articles of Incorporation is as follows:

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SECRETARY OF STATE
TALLAHASSEE, FL

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Frank Natanek
2655 N. Ocean Drive, Suite 401
Singer Island, FL 33404

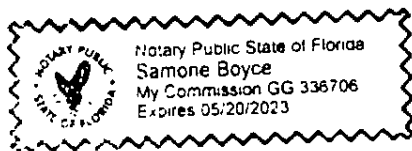
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation this 19th day of September, 2022.

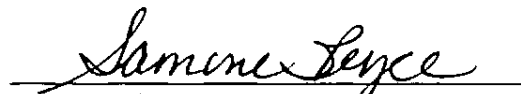


Frank Natanek

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization before me this 19th day of September, 2022 by Frank Natanek. He is personally known to me or has produced _____ as identification.




Notary Public
State of Florida at Large
My commission expires: 5/20/2023

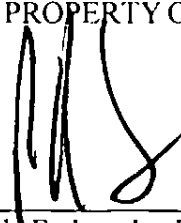
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CLERK OF COURT
PALM BEACH, FLORIDA

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF
PROCESS WITHIN THE STATE OF FLORIDA AND NAMING THE REGISTERED AGENT
UPON WHOM PROCESS MAY BE SERVED

LECANTO PROPERTY OWNER'S ASSOCIATION, INC. desiring to organize under the laws
of the State of Florida as a not-for-profit corporation, with its principal place of business in Citrus
County, Florida, has named The Ferber Company located at 151 Sawgrass Corners Dr., Suite 202,
Ponte Vedra Beach, Fl 32082, as its registered agent to accept service of process within this state, all
in accordance with Section 617.0501, Florida Statutes.

DATED this 14th day of September, 2022.

LECANTO PROPERTY OWNER'S ASSOCIATION,
INC.

By 
P. Shields Ferber, Jr., Its President

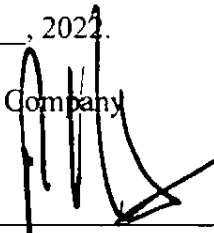
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ACCEPTANCE

Having been named to accept service of process for the foregoing corporation at the place
designated in this certificate, I hereby agree to act in such capacity and agree to comply with the
provisions of the laws of the State of Florida relative to maintaining such registered office.

DATED this 14th day of September, 2022.

The Ferber Company

By 
P. Shields Ferber, Jr., Its President

(Corporate Seal)

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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