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VDARA HOMEOWNERS' ASSOCIATION, INC.**

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**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
VDARA HOMEOWNERS ASSOCIATION, INC.
(A FLORIDA NOT-FOR-PROFIT CORPORATION)**

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**AMENDED AND RESTATED
ARTICLES OF INCORPORATION OF
VDARA HOMEOWNERS ASSOCIATION, INC.
(A NOT-FOR-PROFIT CORPORATION)**

K. HOVNANIAN AT VDARA, LLC, a Florida limited liability company, as Declarant and as the owner of all of the Lots in Vdara Phase 2, in accordance with the Articles of Incorporation does hereby certify:

1. The Association was originally incorporated on October 3, 2022, pursuant to Chapters 617 and 720 of the laws of the State of Florida, and assigned Florida document number N22000011262.
2. The Declaration of Covenants, Conditions, Easements, and Restrictions for Vdara Phase 2 was recorded on March 6, 2023, in Official Records Instrument Number 20230124597, of the Public Records of Orange County, Florida, to which the Articles of Incorporation are Exhibit "B".
3. An Assignment of Declarant's Rights to K. Hovnanian at Vdara, LLC, has been recorded in Official Records Document # 20240233736, of the Public Records of Orange County, Florida.
4. Pursuant to Article XI the Articles may be amended, supplemented, and modified in the same manner that the Declaration may be amended, supplemented, and modified.
5. Pursuant to Section 12.01(c) of the Declaration, until such time as Turnover occurs, Declarant specifically reserves the absolute and unconditional right to alter, modify, change, revoke, rescind, amend, restate, or cancel all or any portion of the Declaration (or any of the other Governing Documents) or the restrictive covenants contained in the Declaration (or in any of the other Governing Documents); provided, however, that to be valid and enforceable, any such amendment by Declarant may not be arbitrary, capricious, or in bad faith; destroy the general plan of development of the community; prejudice the rights of existing Non-Declarant Members to use and enjoy the benefits of Common Area; or materially shift economic burdens from Declarant to the existing Non-Declarant Members.
6. As of the date of these Amended and Restated Articles of Incorporation, Declarant owns all of the Property described in the Declaration and there are no Non-Declarant Members in the Association.
7. These Amended and Restated Articles of Incorporation have been duly executed by K. HOVNANIAN AT VDARA, LLC, on the date hereinafter set forth on the execution page.

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8. These Amended and Restated Articles of Incorporation replace the original Articles of Incorporation in their entirety and are substituted therefor.
9. There are no Members entitled to vote on these amendments.
1. Name of Corporation. The name of the corporation is **VDARA HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "**Association**").
2. Principal Office. The principal office of the Association is 2301 Lucien Way, Suite 260, Maitland, Florida 32751.
3. Registered Office - Registered Agent. The street address of the Registered Office of the Association is 1201 Hays Street, Tallahassee, Florida 32301. The name of the Registered Agent of the Association is Corporation Service Company.
4. Definitions. The AMENDED AND RESTATED COMMUNITY DECLARATION FOR VDARA PHASE 2 (the "**Declaration**") will be recorded in the Public Records of Orange County, Florida, and shall govern all of the operations of a community to be known as VDARA PHASE 2. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.
5. Purpose of the Association. The Association is formed to: (i) provide for ownership, operation, maintenance and preservation of the Common Areas, and improvements thereon; (ii) perform the duties delegated to it in the Declaration, Bylaws and these Articles; and (iii) administer the rights and obligations of the Association and the Owners pursuant to the Declaration.
6. Not for Profit. The Association is a not for profit Florida corporation and does not contemplate pecuniary gain to, or profit for, its members.
7. Powers of the Association. The Association shall, subject to the limitations and reservations set forth in the Declaration, have all the powers, privileges and duties reasonably necessary to discharge its obligations, including, but not limited to, the following:
 - 7.1 To own and convey property;
 - 7.2 To perform all the duties and obligations of the Association set forth in the Declaration and Bylaws, as herein provided, including the operation and performance of routine custodial maintenance of the SWMS;
 - 7.3 To enforce, by legal action or otherwise, the provisions of the Declaration and Bylaws and of all rules, regulations, covenants, restrictions and agreements governing or binding the Association and VDARA PHASE 2;
 - 7.4 To place (and remove after notice) any reasonable restrictions upon any Common Streets, including, but not limited to, the maximum and minimum speeds of vehicles using said Common Streets, all other necessary traffic and parking regulations, and the maximum noise levels of vehicles using said Common Streets. The fact that such restrictions on the use of such

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Common Streets shall be more restrictive than the laws of any state or local government having jurisdiction over the Property shall not make such restrictions unreasonable.

7.5 To fix, levy, collect and enforce payment, by any lawful means, of all Assessments pursuant to the terms of the Declaration, these Articles and the Bylaws;

7.6 To pay all Operating Expenses, including, but not limited to, all licenses, taxes or governmental charges levied or imposed against the property of the Association;

7.7 To acquire (by gift, purchase or otherwise), annex, own, hold, improve, build upon, operate, maintain, convey, grant rights and easements, sell, dedicate, lease, transfer or otherwise dispose of real or personal property (including the Common Areas) in connection with the functions of the Association except as limited by the Declaration;

7.8 To borrow money, and (i) if prior to the Turnover Date, upon the approval of (a) a majority of the Board; and (b) the written consent of the Declarant, or (ii) from and after the Turnover Date, approval of (a) a majority of the Board; and (b) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, including without limitation, the right to collateralize any such indebtedness with the Association's Assessment collection rights;

7.9 To dedicate, grant, license, lease, concession, create easements upon, sell or transfer all or any part of VDARA PHASE 2 to any public agency, entity, authority, utility or other person or entity for such purposes and subject to such conditions as it determines and as provided in the Declaration;

7.10 To participate in mergers and consolidations with other non-profit corporations organized for the same purposes;

7.11 To adopt, publish, promulgate or enforce rules, regulations, covenants, restrictions or agreements governing the Association, VDARA PHASE 2, the Common Areas, Lots, and Homes as provided in the Declaration and to effectuate all of the purposes for which the Association is organized;

7.12 To have and exercise any and all powers, rights, and privileges which a corporation organized under Chapter 617 or Chapter 720, Florida Statutes by law may now or hereafter have or exercise;

7.13 To employ personnel and retain independent contractors to contract for management of the Association, VDARA PHASE 2, and the Common Areas as provided in the Declaration and to delegate in such contract all or any part of the powers and duties of the Association;

7.14 To contract for services to be provided to, or for the benefit of, the Association, Owners, the Common Areas, and VDARA PHASE 2, as provided in the Declaration, such as, but not limited to, telecommunications services, maintenance, garbage pick-up, and utility services;

7.15 To establish committees and delegate certain of its functions to those committees:
and

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7.16 To have the power to sue and be sued.

8. Voting Rights. Owners and the Declarant shall have the voting rights set forth in the Declaration.

9. Board of Directors. The affairs of the Association shall be managed by a Board of odd number with not less than three (3) or more than five (5) members. The initial number of Directors shall be three (3). Board members shall be appointed and/or elected as stated in the Bylaws. After the Turnover Date, the election of Directors shall be held at the annual meeting. The names and addresses of the members of the first Board who shall hold office until their successors are appointed or elected, or until removed, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Kelly Thomas	2301 Lucien Way, Suite 260 Maitland, Florida 32751
Gretta Akellino	2301 Lucien Way, Suite 260, Maitland, Florida 32751
Dan Eshleman	2301 Lucien Way, Suite 260, Maitland, Florida 32751

10. Dissolution. In the event of the dissolution of the Association other than incident to a merger or consolidation, any member may petition the Circuit Court having jurisdiction of the Judicial Circuit of the State of Florida for the appointment of a receiver to manage the affairs of the dissolved Association, to manage the Common Areas in the place and stead of the Association, and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association.

11. Duration. Existence of the Association shall commence with the filing of these Articles with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity, however, in the event of the termination, dissolution, or final liquidation of the Association, the responsibility for the operation and maintenance of the Surface Water Management System and wetlands must be transferred to and accepted by an entity which complies with Rule 62-330.310, Florida Administrative Code, and be approved by SJRWMD prior to such termination, dissolution or liquidation.

12. Amendments.

12.1 General Restrictions on Amendments. Notwithstanding any other provision herein to the contrary, no amendment to these Articles shall affect the rights of the Declarant unless such amendment receives the prior written consent of the Declarant, which may be withheld for any reason whatsoever. If the prior written approval of any governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to these Articles, then the prior written consent of such entity or agency must also be obtained. No amendment shall be effective until it is recorded in the Public Records.

12.2 Amendments prior to the Turnover. Prior to the Turnover, but subject to the general restrictions on amendments set forth above, the Declarant shall have the right to amend these

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Articles as it deems appropriate, without the joinder or consent of any person or entity whatsoever, except to the extent limited by applicable law as of the date the Declaration is recorded. The Declarant's right to amend under this Section is to be construed as broadly as possible. In the event that the Association shall desire to amend these Articles prior to the Turnover, the Association must first obtain the Declarant's prior written consent to any proposed amendment. An amendment identical to that approved by the Declarant may be adopted by the Association pursuant to the requirements for amendments from and after the Turnover. The Declarant shall join in such identical amendment so that its consent to the same will be reflected in the Public Records.

12.3 Amendments From and After the Turnover. After the Turnover, but subject to the general restrictions on amendments set forth above, these Articles may be amended with the approval of (i) a majority of the Board; and (ii) fifty-one percent (51%) of the Voting Interests present (in person or by proxy) at a duly noticed meeting of the members.

12.4 Compliance with HUD, FHA, VA, FNMA, GNMA and SJRWMD. Prior to the Turnover, the Declarant shall have the right to amend these Articles, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SJRWMD, or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. No approval or joinder of the Association, other Owners, or any other party shall be required or necessary to such amendment. After the Turnover, but subject to the general restrictions on amendments set forth above, the Board shall have the right to amend these Articles, from time to time, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, SJRWMD or any other governmental agency or body as a condition to, or in connection with such agency's or body's regulatory requirements or agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots. In addition, the Board may amend these Articles as it deems necessary or appropriate to make the terms of these Articles consistent with applicable law in effect from time to time. No approval or joinder of the Owners, or any other party shall be required or necessary to any such amendments by the Board. Any such amendments by the Board shall require the approval of a majority of the Board.

13. Limitations.

13.1 Declaration is Paramount. No amendment may be made to these Articles which shall in any manner reduce, amend, affect or modify the terms, conditions, provisions, rights and obligations set forth in the Declaration.

13.2 Rights of Declarant. There shall be no amendment to these Articles which shall abridge, reduce, amend, effect or modify the rights of the Declarant.

13.3 Bylaws. These Articles shall not be amended in a manner that conflicts with the Bylaws.

14. Officers. The Board shall elect a President, Vice President, Secretary, Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board shall from time to time determine. The names and addresses of the Officers who shall serve until their successors are elected by the Board are as follows:

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President: Kelly Thomas	2301 Lucien Way, Suite 260, Maitland, Florida 32751
Vice President: Dan Eshleman	2301 Lucien Way, Suite 260, Maitland, Florida 32751
Secretary/Treasurer: Gretta Akellino	2301 Lucien Way, Suite 260, Maitland, Florida 32751

15. Indemnification of Officers and Directors. 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 such Director or Officer may be made a party by reason of being or having been a Director or Officer of the Association, including reasonable counsel fees and paraprofessional fees at all levels of proceeding. This indemnification shall not apply to matters wherein the Director or Officer shall be finally 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 Officers maybe entitled.

16. Transactions in Which Directors or Officers are Interested. No contract or transaction between Association and one (1) or more of its Directors or Officers or the Declarant, or between the Association and any other corporation, partnership, the Association, or other organization in which one (1) or more of its Officers or Directors are Officers, Directors or employees or otherwise interested shall be invalid, void or voidable solely for this reason, or solely because the Officer or Director is present at, or participates in, meetings of the Board thereof which authorized the contract or transaction, or solely because said Officers' or Directors' votes are counted for such purpose. No Director or Officer of the Association shall incur liability by reason of the fact that such Director or Officer may be interested in any such contract or transaction. Interested Directors shall disclose the general nature of their interest and may be counted in determining the presence of a quorum at a meeting of the Board which authorized the contract or transaction.

[Signatures on the Following Page]

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The undersigned, being Declarant and the sole Member, hereby affirms that the foregoing Amended and Restated Articles of Incorporation were approved this 13th day of May, 2024.

K. HOVNANIAN AT VDARA, LLC,
a Florida limited liability company

By: 

Printed Name:

Richard Selikoff

Title:

Division PresidentRegistered Office:

Corporation Service Company
1201 Hays Street
Tallahassee, Florida 32301

Principal Corporation Office:

2301 Lucien Way, Suite 260
Maitland, Florida 32751