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(Requestor's Name)

(Address)

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(City/State/Zip/Phone #)

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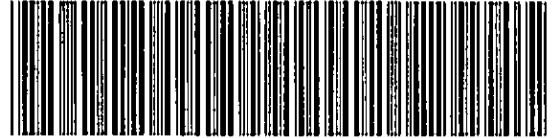
(Business Entity Name)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AD

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Willow Ridge Owners Association, Inc.

(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☒ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Sean G. Hipworth, Esq.

Name (Printed or typed)

5200 SW 91st Terrace, Suite 101

Address

Gainesville, FL 32608

City, State & Zip

352-373-5922

Daytime Telephone number

venomlzedx2344@gmail.com

E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

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22 OCT 27 PM 5:51
SECRETARY OF STATE
TALLAHASSEE, FL

ARTICLES OF INCORPORATION
OF
WILLOW RIDGE OWNERS ASSOCIATION, INC.

Articles of Incorporation of the undersigned, a majority of whom are citizens of the United States, desiring to form a Non-Profit Corporation under the Non-Profit Corporation Law of Florida, do hereby certify:

ARTICLE 1 CORPORATE NAME

The name of the corporation shall be **WILLOW RIDGE OWNERS ASSOCIATION, INC.**

ARTICLE 2 ADDRESS OF PRINCIPAL OFFICE

The street address of the principal office of this Corporation is:

**48/23 Bell Boulevard
Bay Side, NY 11364**

The mailing address of the principal office of this Corporation is:

**48/23 Bell Boulevard
Bay Side, NY 11364**

ARTICLE 3 PURPOSE

Said Corporation is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

This Corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residential lots and Common Areas, and to promote the common interests of the residents within WILLOW RIDGE in Marion County, Florida, including any additions thereto as may hereafter be brought within the jurisdiction of this Association. In furtherance of their purposes, the Association shall have the power to, without limitation:

- A. Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, Covenants, and Restrictions (hereinafter called the "Declaration") and all plats applicable to WILLOW RIDGE, which plats and Declaration are to be recorded in Official Public Records of Marion County, Florida, and as the same may be amended from time to time. Capitalized terms herein shall have the meaning set forth in the Declaration;
- B. Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and

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all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

- C. The assessments shall also be used for the maintenance and repair of the surface water or stormwater management systems including, but not limited to, work within retention areas, drainage structures and drainage easements and for maintenance and repair of the private roads, landscaping and walls within common areas;
- D. Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;
- E. Borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred; (e) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members;
- F. Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Area;
- G. Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise;
- H. The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with rules and requirements of the Southwest Florida Water Management District (the "District") and applicable Marion County rules, and shall assist in the enforcement of the restrictions and covenants contained herein related to the Storm Water Management System(s);
- I. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system including, but not limited to, work within retention areas, drainage structures and drainage easements and for maintenance and repair of the private roads, landscaping and walls within common areas;
- J. Manage and Maintenance of the Common Area/Open Space; and
- K. Wildfire Management Protection of the Common Area/Open Space.

ARTICLE 4 INITIAL DIRECTORS

The names and addresses of the persons who are the initial Trustees of the Corporation are as follows:

President and Secretary: **Lai Chun Wong**

ARTICLE 5 NO DISTRIBUTIONS

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in **Article 3** hereof. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a Corporation exempt from federal income tax under Section 501(c)(3) of Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a Corporation, contribution to which are deductible under Section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

ARTICLE 6 DISSOLUTION

Upon the dissolution of the Corporation, assets shall be distributed for one or more exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the Corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

ARTICLE 7 ELECTION OF DIRECTORS

The Directors are periodically elected by a majority vote of the Members of the Corporation pursuant to the Bylaws.

ARTICLE 8 REGISTERED AGENT AND INITIAL REGISTERED OFFICE

The name and address of the Registered Agent of this Corporation is:

**Warner, Sechrest & Butts, P.A.
5200 SW 91st Terrace, Suite 101
Gainesville, FL 32608**

The Board of Directors may, at its discretion, move the Registered Office to any other address in the State of Florida.

22 OCT 27 PM 5:52
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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ARTICLE 9 INCORPORATOR

The name and street address of the person signing these Articles of Incorporation as the Incorporator is:

Lai Chun Wong
48/23 Bell Boulevard
Bay Side, NY 11364

IN WITNESS WHEREOF, the undersigned, as Incorporator, has executed the foregoing Articles of Incorporation, on 08 / 24, 2022.

Lai Chun Wong
Lai Chun Wong, Incorporator

State of NEW YORK
County of QUEENS

The foregoing instrument was acknowledged, sworn to, and subscribed before me, by means of ☒ physical presence or ☐ online notarization, on AUGUST 24, 2022, Lai Chun Wong, who is personally known to me ☐; or has produced as identification NYS ID CARD (Form of ID).

[Notary Seal]

HONG WU JIANG
Notary Public

Print HONG WU JIANG

Commission Exp. JUNE 30 2024

Commission No. 01H06189625

HONG WU JIANG
Notary Public, State of New York
No. 01H06189625
Qualified in Kings County
Certificate Filed in Queens County
Commission Expires June 30, 2024

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OF
WILLOW RIDGE OWNERS ASSOCIATION, INC.

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TALLAHASSEE

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- E. Borrow money, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred; (c) dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members;
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President and Secretary: **Lai Chun Wong**

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2021 JUN 7 PM 5:52
CLERK OF DISTRICT COURT
MARION COUNTY, FLORIDA

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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Lai Chun Wong
48/23 Bell Boulevard
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Lai Chun Wong
Lai Chun Wong, Incorporator

State of NEW YORK
County of QUEENS

The foregoing instrument was acknowledged, sworn to, and subscribed before me, by means of ☒ physical presence or ☐ online notarization, on AUGUST 24, 2022 (Date) by Lai Chun Wong, who is personally known to me ☐; or has produced as identification NYS ID CARD (Form of ID).

[Notary Seal]

HONG WU JIANG
Notary Public

Print

Commission Exp. JUNE 30 2024

Commission No. 01406189625

HONG WU JIANG
Notary Public, State of New York
No. 01406189625
Qualified in Kings County
Certificate Filed in Queens County
Commission Expires June 30, 2024

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SECRETARY OF
TALLAHASSEE

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