

N 22000014004

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



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S. CHATHAM
DEC 18 2022

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2022 DEC 14 AM 11:20
TALLAHASSEE, FLORIDA



FLORIDA DEPARTMENT OF STATE
Division of Corporations

December 15, 2022

RESUBMIT

Please give original
submission date as file date.

CORPORATION SERVICE COMPANY

SUBJECT: FOUR CORNERS PROPERTY OWNERS ASSOCIATION, INC.
Ref. Number: W22000154631

We have received your document for FOUR CORNERS PROPERTY OWNERS ASSOCIATION, INC.. However, the document has not been filed and is being returned for the following:

The Articles of Conversion that is being filed is incorrect for the type of conversion you are wanting. Attached is the Articles of Conversion for a Florida Limited Liability Company convert into a Florida Non-Profit Corporation.,

If you have any further questions concerning your document, please call (850) 245-6052.

Summer Chatham
Regulatory Specialist II
New Filing Section

Letter Number: 022A00027966

2022 Dec 16 AM 11:28

CORPORATION SERVICE COMPANY
1201 Hays Street
Tallahassee, FL 32301
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 245388 82866A

AUTHORIZATION :

COST LIMIT : \$ 105.00



ORDER DATE : December 14, 2022

ORDER TIME : 10:40 AM

ORDER NO. : 245388-005

CUSTOMER NO: 82866A

DOMESTIC AMENDMENT FILING

NAME: FOUR CORNERS
PROPERTY OWNERS
ASSOCIATION, INC.

EFFECTIVE DATE:

ARTICLES OF AMENDMENT
XX CONVERSION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

CERTIFIED COPY
XX PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Eyliena Baker -- EXT#

EXAMINER'S INITIALS: _____

Certificate of Conversion
For
"Other Business Entity"
Into
Florida Profit Corporation
Non Profit

This Certificate of Conversion and attached Articles of Incorporation are submitted to convert the following "Other Business Entity" into a Florida ~~Profit~~ Non Profit Corporation in accordance with s. 607.1115, Florida Statutes.

1. The name of the "Other Business Entity" immediately prior to the filing of this Certificate of Conversion is:

Four Corners Property Owners Association, Inc.
Enter Name of Other Business Entity

2. The "Other Business Entity" is a limited liability company
(Enter entity type. Example: limited liability company, limited partnership, general partnership, common law or business trust, etc.)

first organized, formed or incorporated under the laws of Florida
(Enter state, or if a non-U.S. entity, the name of the country)

on 12/8/2022
Enter date "Other Business Entity" was first organized, formed or incorporated

3. If the jurisdiction of the "Other Business Entity" was changed, the state or country under the laws of which it is now organized, formed or incorporated:

4. The name of the Florida ~~Profit~~ Non Profit Corporation as set forth in the attached Articles of Incorporation:

Four Corners Property Owners Association, Inc.
Enter Name of Florida Profit Corporation
Non Profit

5. If not effective on the date of filing, enter the effective date: 12/8/2022
(The effective date: Cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

Signed this 16th day of December, 2022.

Not Profit
Required Signature for Florida Profit Corporation:

Signature of Chairman, Vice Chairman, Director, Officer or, if Directors or Officers have not been selected, an
Incorporator: Timothy F. Campbell

Printed Name: Timothy F. Campbell Title: Registered Agent

Required Signature(s) on behalf of Other Business Entity: [See below for required signature(s).]

Signature: Timothy F. Campbell

Printed Name: Timothy F. Campbell Title: Registered Agent

Signature: _____

Printed Name: _____ Title: _____

Signature: _____

Printed Name: _____ Title: _____

Signature: _____

Printed Name: _____ Title: _____

Signature: _____

Printed Name: _____ Title: _____

Signature: _____

Printed Name: _____ Title: _____

If Florida General Partnership or Limited Liability Partnership:

Signature of one General Partner.

If Florida Limited Partnership or Limited Liability Limited Partnership:

Signatures of ALL General Partners.

If Florida Limited Liability Company:

Signature of a Member or Authorized Representative.

All others:

Signature of an authorized person.

Fees:

| | |
|---|-------------------|
| Certificate of Conversion: | \$35.00 |
| Fees for Florida Articles of Incorporation: | \$70.00 |
| Certified Copy: | \$8.75 (Optional) |
| Certificate of Status: | \$8.75 (Optional) |

2022 DEC 14 PM 3:15

**ARTICLES OF INCORPORATION
OF
FOUR CORNERS PROPERTY OWNERS ASSOCIATION, INC.**

In compliance with the requirements of the Florida Not For Profit Corporation Act, Chapter 617, Florida Statutes, the undersigned does hereby certify:

**ARTICLE I
NAME OF CORPORATION**

The name of the corporation shall be **Four Corners Property Owners Association, Inc.** (the "Association").

**ARTICLE II
PRINCIPAL OFFICE AND MAILING ADDRESS**

The principal office and mailing address of the Association is **315 East Robinson Street, Suite 555, Orlando, Florida 32801.**

**ARTICLE III
INITIAL REGISTERED OFFICE AND AGENT**

The initial registered office of the Association shall be located at 500 South Florida Avenue, Suite 800, Lakeland, Florida 33801, and the initial registered agent of the Association shall be Timothy F. Campbell. The Association may change its registered agent or the location of its registered office, or both, from time to time, with amendment of these Articles of Incorporation.

**ARTICLE IV
PURPOSE OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is organized and for which it is to be operated are to provide for maintenance, preservation, and care of the property of the Association, lots and common areas within that certain tract of property (the "**Property**") as described in the Declaration of Easements, Covenants, Conditions and Restrictions, recorded in Official Records Book 11800, Page 1078, Public Records of Polk County, Florida and as the same may be amended from time to time as therein provided (the "**Declaration**"), and to promote the health and welfare of the lot owners within the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for these purposes.

**ARTICLE V
BOARD OF DIRECTORS**

The affairs of the Association shall be managed by a board of not less than three (3) directors nor more than five (5), who need not be members of the Association (the "**Board**"). The manner in which the directors are elected or appointed is as stated in the bylaws of the Association (the "**Bylaws**"). The initial number of directors shall be three (3) and may be changed by amendment of the Bylaws. The names and addresses of the persons who are to act in the capacity of directors until the election of their successors are:

- | | | |
|------------------------|---|---|
| Eric Baker | - | 4901 Vineland Road, Suite 460 Orlando, Florida 32811 |
| Parker LeCorgne | - | 315 East Robinson Street, Suite 555 Orlando, Florida 32801 |
| Nancy Rossman | - | 3200 South Hiawasse Road, Suite 205 Orlando, Florida 32835 |

ARTICLE VI

POWERS OF THE ASSOCIATION

The Association shall have all the powers, rights, and privileges that a not-for-profit corporation organized under Chapter 617, Florida Statutes, by law may now or hereafter have or exercise.

In addition to the powers set forth above, the Association shall have all of the powers and duties reasonably necessary to operate the Property pursuant to the Declaration and as more particularly described in the Bylaws, as they may be amended from time to time, including, but not limited to, the following:

1. To perform all the duties and obligations of Association set forth in the Declaration and Bylaws, as herein provided.
2. 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 Association and the Property.
3. To operate, maintain and manage the common area and surface water management system for the Property in a manner consistent with the Southwest Florida Water Management District (the "District") Permit(s) requirements and applicable District rules, and to assist in the enforcement of the covenants and restrictions in the Declaration that relate to the surface water management system.
4. To require all owners of lots within the Property to be members of the Association.
5. To levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the common areas and surface water management system, and to pay operating and other costs and fees of the Association.
6. To fix, levy, collect and enforce payment, by any lawful means, of all assessments pursuant to the terms of the Declaration, these Articles and Bylaws.
7. To pay all operating costs, including, but not limited to, all licenses, taxes or governmental charges levied or imposed against the Property.

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

9. To borrow money, and to mortgage, pledge or hypothecate any or all of its real or personal property as security for money or debts incurred.

10. To dedicate, grant, license, lease, concession, create easements upon, sell or transfer all or any part of the Association's property, 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.

11. To participate in mergers and consolidations with other not-for-profit corporations organized for the same purposes.

12. To establish, adopt, publish, promulgate or enforce rules, regulations, covenants, restrictions or agreements governing the Association, the Property, as provided in the Declaration, and to effectuate all of the purposes for which the Association is organized.

13. To have and to exercise any and all powers, rights and privileges which a not-for-profit corporation organized under the Laws of the State of Florida may now, or hereafter, have or exercise, and to take any other action necessary for the purposes for which the Association is organized.

14. To employ personnel and retain independent contractors to contract for management of the Association and the Property as provided in the Declaration and to delegate in such contract all or any part of the powers and duties of the Association.

15. To contract for services to be provided to, or for the benefit of, the Association, members of the Association, and the Property as provided in the Declaration such as, but not limited to, telecommunication services, maintenance, garbage pick-up, and utility services.

16. To establish committees and delegate certain of its functions to those committees.

17. To sue and be sued in the name of the Association.

ARTICLE VII **DISSOLUTION**

The Association may be dissolved upon the affirmative vote (in person or by proxy) or written consent of all of the members of the Association. Upon dissolution of the Association, other than incident to a merger or consolidation, the property and other common areas of the Association shall be dedicated to an appropriate public agency or to any not-for-profit corporation, association, or other organization to be used for purposes similar to those for which this Association was created.

In the event of termination, dissolution, or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an appropriate governmental unit or public utility or a not-for-profit

corporation similar to the Association approved in writing by the Southwest Florida Water Management District prior to such termination, dissolution or liquidation.

ARTICLE VIII
COMMENCEMENT AND DURATION OF CORPORATE EXISTENCE

The Association shall commence corporate existence on the date of filing of these Articles of Incorporation with the Florida Secretary of State. The Association shall exist in perpetuity.

ARTICLE IX
AMENDMENTS

The Association shall have the right to amend these Articles of Incorporation at any time upon the affirmative vote (in person or by proxy) or written consent or any combination thereof, of members holding not less than a majority of the total voting interests of the Association. No amendment shall make any changes in the qualifications for membership nor the voting rights of the members, without approval in writing by all members and the joinder of all record owners of mortgages upon the Lots. No amendment shall be made that is in conflict with Florida law or the Declaration unless the latter is amended to conform to the same.

ARTICLE X
BYLAWS

The Bylaws shall be adopted by the Board at the first meeting of directors, and may be altered, amended or rescinded thereafter in the manner provided in the Bylaws.

ARTICLE XI
INDEMNIFICATION

In addition to any rights and duties under applicable law, this Association shall indemnify and hold harmless all its directors, officers, employees, and agents, and former directors, officers, employees, and agents from and against all liabilities and obligations, including attorneys' fees, incurred in connection with any actions taken or failed to be taken by such directors, officers, employees, and agents in their capacity as such except for willful misconduct or gross negligence.

ARTICLE XII
INCORPORATOR

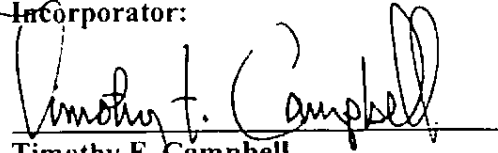
The name and address of the incorporator of these Articles of Incorporation is:

Timothy F. Campbell
500 South Florida Avenue, Suite 800, Lakeland, Florida 33801

RECORDED
14
PM 2:15

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of Florida, the undersigned, constituting the sole incorporator of this Association, has executed these Articles of Incorporation this 28th day of November, 2022.

~~Incorporator:~~


Timothy F. Campbell

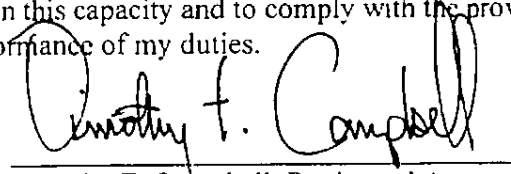
**CERTIFICATE DESIGNATING SERVICE OF PROCESS WITHIN FLORIDA AND
REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

In compliance with the laws of Florida, the following is submitted:

Four Corners Property Owners Association, Inc., desiring to organize as a corporation under the laws of the State of Florida with its registered agent's office at **500 South Florida Avenue, Suite 800, Lakeland, Florida 33801**, has named and designated **Timothy F. Campbell** as its Registered Agent to accept service of process within the State of Florida.

ACKNOWLEDGEMENT

Having been named to accept service of process for **Four Corners Property Owners Association, Inc.**, at the place designated in this Certificate, I am familiar with the duties and obligations of a Registered Agent under Florida Law and I hereby agree to act in this capacity and to comply with the provisions of all statutes relating to the proper and complete performance of my duties.


Timothy F. Campbell, Registered Agent

Dated this 28th day of November, 2022.