

N22738

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ALBRITTON

**FRISCIA & ROSS, P.A.**

Attorneys and Counselors at Law  
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5550 WEST EXECUTIVE DRIVE  
TAMPA, FLORIDA 33609

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November 30, 2018

Amendment Section  
Division of Corporations  
PO Box 6327  
Tallahassee, FL 32314

**Re: Seven Hills Homeowners' Association, Inc.**

Dear Madam or Sir:

Enclosed is a notarized and witnessed *original* Certificate of Membership Approval of Amendments and a copy of the Amended and Restated Articles of Incorporation for the not-for-profit homeowners association, Seven Hills Homeowners' Association, Inc.

Your amendment fee of \$35 was previously provided as indicated in your October 3, 2018 letter. A copy is enclosed for your convenience. I understand a letter of acknowledgment of this filing will be returned to me.

Should you have any questions or need anything further please feel free to contact me.

Very truly yours,

**FRISCIA & ROSS, P.A.**



Francis E. Friscia  
Email: [ffriscia@frpalegal.com](mailto:ffriscia@frpalegal.com)

FEF/ajw  
Enclosures



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

October 3, 2018

FRISCIA & ROSS, P.A.  
5550 WEST EXECUTIVE DRIVE  
STE. 250  
TAMPA, FL 33609

SUBJECT: SEVEN HILLS HOMEOWNERS' ASSOCIATION, INC.  
Ref. Number: N22738

We have received your document for SEVEN HILLS HOMEOWNERS' ASSOCIATION, INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

A certificate must accompany the Restated Articles of Incorporation setting forth one of the following statements: (1) The restatement was adopted by the board of directors and does not contain any amendments requiring member approval; OR (2) If the restatement contains an amendment requiring member approval, the date of adoption of the amendment by the members and a statement that the number of votes cast for the amendment was sufficient for approval.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Irene Albritton  
Regulatory Specialist II

Letter Number: 918A00020580

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SECRETARY OF STATE  
TALLAHASSEE, FL

CERTIFICATE OF MEMBERSHIP APPROVAL OF AMENDMENTS

The amendments incorporated into these Amended and Restated Articles of Incorporation were duly adopted by the members with the sufficient amount of votes for approval on the following dates: June 29, 2000, June 20, 2018, and November 8, 2018. The amendments were recorded in the Official Records of Hernando County on July 5, 2000, August 1, 2018, and [ ], respectively.

I hereby certify, on behalf of the Seven Hills Homeowners' Association, Inc., that the above information is true and correct on this 29<sup>th</sup> day of November, 2018.

SEVEN HILLS HOMEOWNERS' ASSOCIATION, INC.

[Signature]  
\_\_\_\_\_  
Signature of Witness  
Robert Behrke  
\_\_\_\_\_  
Printed Name of Witness

[Signature]  
\_\_\_\_\_  
Joseph R. Pratl, President  
[Signature]  
\_\_\_\_\_  
Signature of Witness  
Lisa M. Clark  
\_\_\_\_\_  
Printed Name of Witness

STATE OF FLORIDA  
COUNTY OF HERNANDO

Sworn and subscribed before me on this 29<sup>th</sup> day of Nov., 2018, by JOSEPH R. PRATL as President of Seven Hills Homeowners' Association, Inc., a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License as identification.



My Commission Expires:

10 - 7 - 2022

[Signature]  
\_\_\_\_\_  
Notary Public  
[Signature]  
\_\_\_\_\_  
Signature of Notary Public  
Lisa M. Clark

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HALL COUNTY, FLORIDA

AMENDED AND RESTATED ARTICLES OF INCORPORATION  
OF  
SEVEN HILLS HOMEOWNERS' ASSOCIATION

These Amended and Restated Articles of Incorporation of Seven Hills Homeowners' Association, Inc., amend and restate the original Articles, which were filed with the Secretary of State on September 29, 1987, and recorded on February 25, 2016, in Official Records Book 3336, Page 1108 of the Official Records of Hernando County, and incorporate all Amendments to the original Articles of Incorporation. The Amendments to the original Articles of Incorporation incorporated herein were all previously approved and recorded in the Official Records of Hernando County, Florida as follows:

1. July 5, 2000, in Official Records Book 1350, Pages 266-70;
2. August 1, 2018, in Official Records Book 3609, Pages 930-40.

These Amended and Restated Articles of Incorporation of Seven Hills Homeowners' Association, Inc., have been prepared and are recorded solely for the purpose of incorporating the numerous amendments to the Articles of Incorporation that have been recorded, beginning in 2000. These Amended and Restated Articles of Incorporation make no changes to the Articles of Incorporation except as specifically set forth in the two amendments referenced above. Said amendments are incorporated into these Amended and Restated Articles of Incorporation in order to clarify the Articles of Incorporation and in order to eliminate any confusion or ambiguity regarding the Articles of Incorporation of Seven Hills Homeowners' Association, Inc.

\*\*\*\*\*

We, the undersigned, acting as incorporators of a non-profit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I

The name of the corporation (hereinafter called "the Association") is SEVEN HILLS HOMEOWNERS' ASSOCIATION, INC.

ARTICLE II

The specific primary purposes for which the Association is formed are to provide for maintenance, preservation, and architectural control of the residence lots and Common Areas within a certain tract of real property, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, which will be subdivided into a subdivision to be known as SEVEN HILLS; and to promote the health, safety and welfare of the residents within the above described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose.

In furtherance of such purposes, the Association shall have power to:

- (a) Perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions ("the Declaration") applicable to the subdivision of SEVEN HILLS, to be recorded in the public records of Hernando County, Florida;

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HALL COUNTY, FLORIDA

(b) Affix, levy, and collect, and enforce payment by any lawful means of, all charges and assessments pursuant to the terms of the Declaration; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association, including all licenses, taxes, or governmental charges levied on or imposed against the property of the Association;

(c) Acquire (by gift, purchase, or otherwise), own, hold, and improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;

(d) Borrow money and, subject to the consent by vote or written instrument of a majority of all classes of members present and voting, in person or by proxy, at a duly called meeting at which a quorum is present, mortgage, pledge, convey by deed of 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 Areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds of each class of members, agreeing to such dedication, sale, or transfer;

(f) Participate in mergers and consolidations with other nonprofit corporations organized for the same purposes;

(g) Have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the Declaration, and no part of any net earnings of the Association will inure to the benefit of any member.

### ARTICLE III

Every person or entity that is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association, including contract sellers, but excluding persons or entities holding title merely as security for the performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

### ARTICLE IV

The period of duration of the Association shall be perpetual.

### ARTICLE V

The name and residence of each subscriber is:

Name

James P. Gills

Lewis M. Friedland

David Ford

Address

P.O. Box 1608  
Tarpon Springs, FL 34688-1608

P.O. Box 1608  
Tarpon Springs, FL 34688-1608

P.O. Box 1608  
Tarpon Springs, FL 34688-1608

ARTICLE VI

The affairs of the Association shall be managed by a Board of Directors, a President and Vice President, who shall at all times be members of the Board of Directors, and a Secretary and Treasurer. Such officers shall be elected or appointed at the first meeting of the Board of Directors following such annual meeting of members.

The names of the officers who are to serve until the first election or appointment are:

Name:

Lewis Friedland

David Ford

Office:

President

Vice President/ Secretary/ Treasurer

ARTICLE VII

The number of persons constituting the first Board of Directors of the Association shall be three, and the names and addresses of the persons who shall serve as Directors until the first election are:

Name

James P. Gills

Lewis M. Friedland

David Ford

Address

P.O. Box 1608  
Tarpon Springs, FL 34688

P.O. Box 1608  
Tarpon Springs, FL 34688

P.O. Box 1608  
Tarpon Springs, FL 34688

ARTICLE VIII

The Bylaws of the Association may be made, altered, or amended as set forth in the By-Laws.

ARTICLE IX

Amendments to these Articles of Incorporation may be proposed by ten (10%) percent of the members of the Association or by the Board of Directors. These Articles may be amended by a majority vote of the members present, in person or by proxy, at a duly called meeting of the Association at which a quorum is present. The Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while Class B membership exists.

#### ARTICLE X

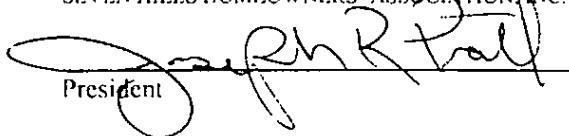
Every owner of a lot which is subject to assessment shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.


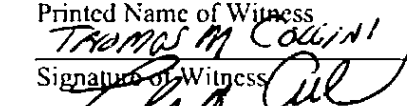
#### ARTICLE XI

On dissolution, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust or other organization organized and operated for such similar purposes.

IN WITNESS WHEREOF, Seven Hills Homeowners' Association, Inc. has caused these Amended and Restated Articles of Incorporation to be executed in its name on this 19 day of SEPTEMBER, 2018.

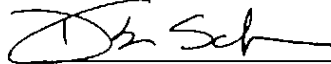
SEVEN HILLS HOMEOWNERS' ASSOCIATION, INC.

  
President

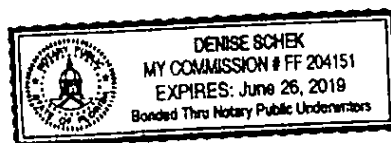
  
Signature of Witness  
ROBERT BEHNKE  
Printed Name of Witness  
  
Signature of Witness  
THOMAS M. COLLINI  
Printed Name of Witness

STATE OF FLORIDA  
COUNTY OF HERNANDO

Sworn and subscribed before me on this 19 day of SEPTEMBER 2018, by JOSEPH PRATL, as President of Seven Hills Homeowners' Association, Inc., a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License as identification.

  
Notary Public  
DENISE SCHEK  
Signature of Notary Public

My Commission Expires: 6/26/19





[Signature]  
Signature of Witness

LOHANS BEHNKE  
Printed Name of Witness

[Signature]  
Signature of Witness

THOMAS M. COLLINS  
Printed Name of Witness

[Signature]  
Secretary

STATE OF FLORIDA  
COUNTY OF HERNANDO

Sworn and subscribed before me on this 19 day of SEPTEMBER, 2018, by JOSEPH BRUNO, as Secretary of Seven Hills Homeowners' Association, Inc., a Florida corporation, not-for-profit, on behalf of the corporation who is personally known to me or has produced a Florida Driver's License as identification.

[Signature]  
Notary Public

DENISE SCHEK  
Printed Name of Notary Public

My Commission Expires: 6/26/19

