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FLORIDA PROFIT/NON PROFIT CORPORATION

East Davis Townhomes Owners' Association, Inc.

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2023

SECRETARY OF STATE
TALLAHASSEE, FL 32399

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ARTICLES OF INCORPORATION

OF

EAST DAVIS TOWNHOMES OWNERS' ASSOCIATION, INC.

(A Corporation Not For Profit)

In order to form a corporation under and in accordance with the provisions of Chapters 617 and 720 of the Florida Statutes, the undersigned hereby incorporates this corporation not for profit for the purposes and with the powers hereinafter set forth and, to that end, the undersigned, by these Articles of Incorporation, certifies as follows:

ARTICLE I

NAME OF CORPORATION

The name of this corporation shall be East Davis Townhomes Owners' Association, Inc., hereinafter in these Articles of Incorporation referred to as the "Association."

ARTICLE II

PURPOSES

The general nature, objects and purposes of the Association are:

A. To promote the health, safety and social welfare of the owners of all lots ("Townhomes") located within the East Davis Townhomes Subdivision (the "Subdivision") that are or hereafter may be, subject to the terms of the Declaration Of Covenants, Conditions, and Restrictions of East Davis Townhomes to be recorded in the Public Records of Hillsborough County, Florida (referred to herein as the "Declaration").

B. To maintain all common areas and other areas for which the obligation to maintain and repair has been delegated to the Association.

C. To collect all assessments levied by the Association against Townhomes owned by members of this Association.

D. To furnish or otherwise provide for such services as may be deemed necessary or desirable by the Board of Directors of the Association (the "Board of Directors") and to acquire such capital improvements and equipment as may be related thereto.

E. To provide, purchase, acquire, replace, improve, maintain and repair such improvements to the common areas, including, without limitation, buildings, structures, streets, sidewalks, street lights and landscaping as the Board of Directors, in its discretion, determines to

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be necessary or desirable for the promotion of the health, safety and social welfare of the members of the Association.

F. To control the specifications, architecture, design, appearance, elevation, and location of, and landscaping around, all buildings and improvements, as provided in the Declaration, as well as the alteration, improvement, addition, or change thereof.

G. To carry out all of the duties and obligations assigned to it as an Association under the terms of the Declaration.

H. To operate without profit and for the sole and exclusive benefit of its members.

ARTICLE III

GENERAL POWERS

The general powers that the Association shall have are as follows:

A. To purchase, accept, lease or otherwise acquire title to, and to hold, mortgage, rent, sell or otherwise dispose of, any and all real or personal property related to the purposes or activities of the Association; to make, enter into, perform and carry out contracts of every kind and nature with any person, firm, corporation or association; and to do any and all other acts necessary or expedient for carrying on any and all of the activities of the Association and pursuing any and all of the objects and purposes set forth in these Articles of Incorporation and not forbidden by the laws of the State of Florida.

B. To establish a budget and to fix assessments to be levied against all Townhomes which are subject to assessment pursuant to the aforesaid Declaration for the purpose of defraying the expenses and costs of effectuating the objects and purposes of the Association and to create, at its election, reasonable reserves for such expenditures, including a reasonable contingency fund for the ensuing year and a reasonable annual reserve for anticipated major capital repairs, maintenance, improvements and replacements.

C. To place liens against any Townhome subject to assessment for delinquent and unpaid assessments or charges and to bring suit for the foreclosure of such liens or to otherwise enforce the collection of such assessments and charges for the purpose of obtaining revenue in order to carry out the purposes and objectives of the Association.

D. To hold funds solely and exclusively for the benefit of the members of the Association for the purposes set forth in these Articles of Incorporation.

E. To adopt, promulgate and enforce rules, regulations, bylaws, covenants, restrictions and agreements in order to effectuate the purposes for which the Association is organized.

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F. To delegate such of the powers of the Association as may be deemed to be in the Association's best interest by the Board of Directors.

G. To contract for services for operation, maintenance, and management of common areas and all other property dedicated to or maintained by the Association.

H. To charge recipients of services rendered by the Association and users of property of the Association where such is deemed appropriate by the Board of Directors.

I. To pay all taxes and other charges or assessments, if any, levied against property owned, leased or used by the Association.

J. To sue and be sued.

K. To exercise all powers granted to it by, and to enforce by any and all lawful means the provisions of, the Declaration, these Articles of Incorporation, and the Bylaws of the Association which may be hereafter adopted.

L. To operate, maintain, and manage the Surface Water Management System in a manner consistent with the requirements of the SWFWMD and applicable rules, to assist in the enforcement of the Declaration's provisions relating to the Surface Water Management System, and to levy and collect adequate assessments against members of the Association for the cost of maintenance and operation of the Surface Water Management System.

M. In general, to have and exercise all powers which may be conferred upon a corporation not for profit by the laws of the State of Florida, except as prohibited herein.

ARTICLE IV

MEMBERS

The members of this Association shall consist of all owners of Townhomes that are made subject to the provisions of the Declaration. Owners of such Townhomes shall automatically become members upon acquisition of the fee simple title to their respective Townhomes. The Association shall have two (2) classes of membership, Class "A" and Class "B". Class "A" members shall be those members who have received title to a Townhome from Declarant (as defined in the Declaration) or Declarant's successors in interest. The Class "B" member shall be the Declarant. Each such party is hereinafter sometimes referred to as a "Member."

The membership of any Member in the Association shall automatically terminate upon conveyance or other divestment of title to such Member's Townhome, except that nothing herein contained shall be construed as terminating the membership of any Member who may own two (2) or more Townhomes so long as such Member owns at least one (1) Townhome.

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The interest of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to the Townhome which is the basis of such Member's membership in the Association.

The Secretary of the Association shall maintain a list of the Members of the Association. Whenever any person or entity becomes entitled to membership in the Association, it shall become such party's duty and obligation to so inform the Secretary in writing, giving such party's name, address and Townhome number; provided, however, that any notice given to or vote accepted from the prior owner of such Townhome before receipt of written notification of change of ownership shall be deemed to be properly given or received. The Secretary may, but shall not be required to, search the Public Records of Hillsborough County or make other inquiry to determine the status and correctness of the list of Members of the Association maintained by the Secretary and shall be entitled to rely upon the Association's records until notified in writing of any change in ownership.

ARTICLE V

VOTING

Subject to the restrictions and limitations hereinafter set forth, each Member shall be entitled to one (1) vote for each Townhome in which the Member holds a fee simple ownership. When more than one (1) person holds such interest in any one Townhome, all such persons shall be Members and the vote attributable to such Townhome may be cast by any of such joint owners. In the event more than one (1) of the joint owners attempts to cast the vote to which their Townhome is entitled, said vote shall be apportioned equally among such of the joint owners as cast the vote. Except where otherwise required by law or by the provisions of said Declaration or these Articles of Incorporation, the affirmative vote of a majority of Members represented at any meeting of the Members duly called and at which a quorum is present shall be binding upon the Members.

ARTICLE VI

BOARD OF DIRECTORS

A. The affairs of the Association shall be managed by a Board of Directors consisting of three (3) Directors determined from time to time in accordance with the Bylaws, and in no event shall the Board of Directors consist of fewer than three (3) Directors.

B. All Directors shall be appointed or elected and shall serve as is provided in the Bylaws.

C. All Directors who are not subject to appointment by Declarant shall be Members elected by majority vote of those Members other than Declarant present at a meeting at which a quorum of Members is present.

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D. All Directors, whether appointed or elected, shall serve for terms in accordance with the provisions of the Bylaws.

E. The names and addresses of the persons constituting the first Board of Directors who shall hold office until the first annual meeting of Members and until their successors are elected or appointed and have qualified, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Erik Hughes	442 W. Kennedy Blvd. Ste 130, Tampa, FL 33606
David Singer	1000 W Cass St., Tampa, FL 33602
Colin Rice	1000 W Cass St., Tampa, FL 33602

ARTICLE VII

OFFICERS

A. The officers of the Association, to be elected by the Board of Directors, shall be a President, a Vice-President, a Secretary, a Treasurer, and such other officers as the Board shall deem appropriate from time to time as is provided in the Bylaws. The affairs of the Association shall be administered by such officers under the direction of the Board of Directors. Officers shall be elected for a term of one (1) year in accordance with the procedure set forth in the Bylaws.

B. The names of the officers who are to manage the affairs of the Association until the first annual meeting of the Board of Directors and until their successors are duly elected and qualified, are as follows:

<u>NAME</u>	<u>OFFICE</u>
Erik Hughes -- President	442 W. Kennedy Blvd. Ste 130, Tampa, FL 33606
David Singer -- Vice President	1000 W Cass St., Tampa, FL 33602
P. Colin Rice -- Secretary	1000 W Cass St., Tampa, FL 33602

ARTICLE VIII

CORPORATE EXISTENCE

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The Association shall have perpetual existence. In the event of dissolution of the Association (unless same is reinstated), other than incident to a merger or consolidation, all of the assets of the Association shall be conveyed to a similar homeowners association or a public agency having a similar purpose, or any Member may petition the appropriate circuit court of the State of Florida for the appointment of a receiver to manage the affairs of the dissolved Association and its properties in the place and stead of the dissolved Association and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association and its properties.

ARTICLE IX

BYLAWS

The first Board of Directors shall adopt Bylaws consistent with these Articles of Incorporation. Thereafter, the Bylaws may be altered, amended or rescinded by a majority vote of the Directors in the manner provided by such Bylaws.

ARTICLE X

AMENDMENTS TO ARTICLES OF INCORPORATION

These Articles may be altered, amended or repealed by resolution of the Board of Directors. No amendment affecting the rights of Declarant shall be effective without the written consent of Declarant.

ARTICLE XI

PRINCIPAL OFFICE, REGISTERED OFFICE AND REGISTERED AGENT

The initial principal office of the Corporation shall be located at 442 W. Kennedy Blvd., Suite 136, Tampa, FL 33606. The initial registered office of the Corporation shall be located at 1000 W Cass Street, Tampa, FL 33606, and the registered agent at such address shall be David B. Singer. The Corporation may, however, maintain offices and transact business in such other places within or without the state of Florida and/or change its principal address as may from time to time be designated by the Board of Directors.

ARTICLE XII

BUDGET AND EXPENDITURES

The Association shall obtain funds with which to operate by assessment of its Members in accordance with the provisions of the Declaration, as the same may be supplemented by the provisions of the Association's Articles and Bylaws. Accordingly, the Board of Directors shall annually adopt a budget for the operation of the Association for the ensuing year and for the purpose of levying assessments against all Townhomes subject to assessment, which budget shall

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be conclusive and binding upon all persons; provided, however, that the Board of Directors may thereafter at any time approve or ratify variations from such budget.

ARTICLE XIII

INCORPORATOR

The name and street address of incorporator is Forge Building Company, a Florida corporation, at 442 W. Kennedy Blvd., Suite 130, Tampa, FL 33606.

ARTICLE XIV

INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association shall indemnify and hold harmless every officer, director, and committee member against any and all expenses, including counsel and paralegal fees, reasonably incurred by or imposed upon such officer, director, or committee member in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which he or she may be a party by reason of being or having been an officer, director, or committee member. The officers, directors, and committee members shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct, or bad faith. The officers and directors shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such officers or directors may also be Members of the Association), and the Association shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer, director, or committee member, or former officer, director, or committee member may be entitled. The Association shall, as a common expense, maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such insurance is reasonably available.

ARTICLE XV

DISSOLUTION OF THE ASSOCIATION

A. Upon expiration or termination of the Declaration in accordance with the terms thereof or by operation of law, the Association may be dissolved upon resolution to that effect being approved by two-thirds (2/3) of the Members of the Board of Directors, and, if a judicial decree is necessary at the time of dissolution, then after receipt of an appropriate decree as provided for in Section 617.1433, Florida Statutes, or any statute of similar import then in effect.

B. Upon dissolution of the Association, all of its assets remaining after provision for payment of creditors and all costs and expenses of such dissolution shall be distributed in the following manner:

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(1) Any property determined by the Board of Directors to be appropriate for dedication to any applicable municipal or other governmental authority may be dedicated to such authority provided the authority is willing to accept the dedication.

(2) All remaining assets, or the proceeds from the sale of such assets, shall be apportioned among the Townhomes subject to assessment in equal shares, and the share of each shall be distributed to the then owners thereof.

{Signatures on Following Pages}


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IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 1st day of March, 2023.

Forge Building Company,
a Florida corporation

By: 
Name: Erik Hughes
Its: President

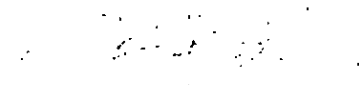
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Having been named as Registered Agent and to accept service of process for East Davis Townhomes Owners' Association, Inc. at the place designated in the Articles, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as Registered Agent.

Registered Agent



David B. Singer

Date: March 2, 2023

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