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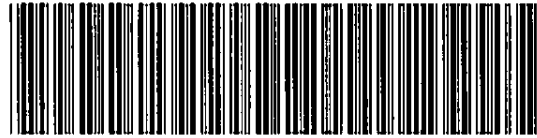
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JUL 28 2023

COVER LETTER

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

SUBJECT: WILDWOODHOA, 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: JAMES J IRWIN

Name (Printed or typed)

648 REDWOOD DRIVE

Address

WINTER SPRINGS, FLORIDA 32708

City, State & Zip

4064601007

Daytime Telephone number

WILDWOODHOA@PROTON.ME

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

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

ARTICLES OF INCORPORATION
OF
WILDWOODHOA, INC.
(A NON-PROFIT CORPORATION
MANAGEMENT COMPANY)

The undersigned incorporators, desiring to form a non-profit management corporation in compliance with the requirements of Chapter 617 of the Florida statutes, execute the following

Articles of Incorporation:

ARTICLE I

The name of the corporation is WildwoodHOA, Inc. hereinafter called 'the' "HOA management company".

ARTICLE II

The principal office is located at 610 Tanglewood Road, mailing address P.O. Box 195434, Winter Springs Florida 32708, and it may have offices in other cities of the state of Florida and other states in the United States of America as may be determined by the Board of Director/Facilitators and which Directors/Facilitators are made up of the membership of the Wildwood Homes, Inc., H.O.A. lot membership a not-for-profit corporation in the state of Florida, through this management company by management portal voting and other means of managing defined in these Articles.

ARTICLE III

Frank Amato, whose street address is 706 Highgate Drive, Winter Springs, Florida 32708 and whose mailing address is the same, is hereby appointed the initial Registered Agent of this management company, ; WildwoodHOA, Inc. and replaced as needed through and by majority vote of the Wildwood Homes, Inc. H.O.A. membership and is a Founder of this Non-Profit Corporation.

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JANET H. HARRIS

ARTICLE IV

PURPOSE AND POWERS OF THE MANAGMENT CORPORATION

This corporation does not contemplate pecuniary gain or profit to the Directors/Facilitators or this management corporation as managed by the portal voting members of Wildwood Homes, Inc, (an H.O.A. herein named) and as found in Article IV (e) of that Not-For Profit Company and this incorporation to "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.

And Wildwood Homes, Inc.'s Article XII MERGERS AND CONSOLIDATIONS To the extant permitted by law, the Association may participate in mergers and consolation with other nonprofit corporations organized for the same purposes, provided that any such mergers or consolidation shall have the assent of two-thirds (2/3) (60%) of the entire Class A membership and two-thirds (2/3) of the class B membership if any. of the original incorporation of Wildwood Homes, Inc the now "Declarant" which provide for the maintenance, preservation of the residence Lots and common areas, infrastructure though this management company by its fees and or capital necessities as agreed upon through majority of vote in and through management of WildwoodHOA, Inc.. and is merged with same for that purpose.

All architectural will also be by majority voting and all such architectural modifications, renovation must comply with Winter Springs ordinances and necessary permitting and or any such requirements and or by Seminole county and or the State of Florida.

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ALLIANCE

**ARTICLE V
OFFICERS**

SECTION 1. The officers of this corporation shall be a President, such number of Vice Presidents as required, a Secretary, or a Treasurer or a Secretary/Treasurer and other officers as may be provided in these bylaws, and sustained by vote of the majority of the membership of Wildwood Homes, Inc. H.O.A. electronically and certified by the President and the Secretary or 50.1% in proxies and votes or present in an annual meeting of Wildwood Homes, Inc. an H.O.A.

**ARTICLE VI
DURATION**

The corporation shall exist perpetually.

**ARTICLE VII
SUBSCRIBERS**

The names and residences of the founders and the subscribers to this articles are:

<u>NAME</u>	<u>RESIDENCE</u>
<i>James J Irwin</i>	<i>648 Redwood Drive, Winter Springs, FL 32708</i>
<i>John Muñoz</i>	<i>649 Redwood Drive, Winter Springs, FL 32708</i>
<i>Heather Pettit</i>	<i>644 Redwood Drive, Winter Springs, FL 32708</i>
<i>Frank Amato</i>	<i>706 Highgate Drive, Winter Springs, FL 32708</i>
<i>Cherie Beck</i>	<i>655 Shady Lane, Winter Springs, FL 32708</i>
<i>Cynthia Cataldo</i>	<i>705 Lakeside Drive , Winter Springs, FL 32708</i>
<i>David DeCosta</i>	<i>644 Redwood Drive, Winter Springs, FL 32708</i>

ARTICLE VIII OFFICERS

Section 1. *The Officers of the corporation shall be a President, such number of Vice Presidents, a Secretary, a Treasurer, and such other officers as may be provided in the bylaws.*

Section 2. *The names of the persons who are to serve as officers of the corporation, until replaced by a majority of vote by Wildwood Homes, Inc. H.O.A. are:*

<u>Officer</u>	<u>Name</u>
President	James J Irwin
Vice President	Frank Amato
Treasurer	Heather Pettit (DeCosta)
Secretary	Cherie Beck
2nd Vice President/Accountant	Cynthia Catakdo
3rd Vice President (Registered Agent)	John Muñoz
4th Vice President- Liason H.O.A.	David DeCosta

ARTICLE IX
Board Of Officers

The affairs of this Non-Profit corporation shall be managed by a Board of (7) Seven Officers and Founders as indicated in Article VIII, who must be members of Wildwood Homes, Inc., and may be Director/Facilitators of Wildwood Homes, Inc. H.O.A.. These Officers may be voted terminated or replaced by a majority of votes (50.1%) of the voting quorum or the number may be changed by a majority of votes by a majority of votes of the voting quorum at any time. A voting quorum will consist of 50.1% of the voting membership of yeas, nays and abstentions.

ARTICLE X
Merger

Under Article IV PURPOSE AND POWERS OF THE MANAGMENT CORPORATION; A merger shall bind the Not-For-Profit Corporation called Wildwood Homes, Inc., (H.O.A.) and its voting class "A" members with this corporation, as management of WildwoodHOA, inc a Non-Profit management corporation, by this merger in, as contracted. To enable the management of these said incorporations by those majority of votes retaining an ongoing quorum of those class, "A" membership votes in a electronic (and where by necessity, paper ballots) voting portal(s) managed by that class "A" memberships as the managers of both incorporations. The Directors of Wildwood Homes, Inc., H.O.A. shall take on the roles of Director/Facilitators of the majority of voting class "A" of Wildwood Homes, Inc. H.O.A. membership.

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JUL 28 2023

ARTICLE XI
Execution of Bylaws
Voting

Wildwood Homes, Inc. H.O.A. is divided in two (2) management categories, Single Family Homes and Town Homes and require two different management styles and situations, under two Florida statues, namely XXXVI BUSINESS ORGANIZATIONS, Chapter 617, Section 0830 Single Family Homes and use of 720.317 known as the "Condo Law" for the Town Homes and Single Family Homes which it directs.

Both management situations will assume electronic voting as a management technique and method under statutes and Titles, Title XL, Chapter 720, Section 317 Electronic voting et al and Chapter 718, Section 128 Electronic voting et al and Chapter 617 Section 0830 et al for this purpose.

Furthermore specifically, the Town Homes (Clusters) will subscribe to Title XL, Chapter 718, Section 128 for Wildwood Homes, Inc.'s annual meeting. Whereas the "board" is the membership by lot vote, since it is the quorum perpetually and continually through the Non-Profit Wildwood HOA management company under law of required management company of an "Association". Opting out of voting is an "abstention" and is a 'null' vote and has no 'weight' is decision making or business application but shall be recorded as an abstention vote.

All major financial buisness will comply with the fourteen day (14) rule of notification 720.317 'Electronic voting' and additionally shall be posted conspicuously at 610 Tanglewood Road and at the entrance on Wildwood Road. All surveys will not be considered as final vote accumulation as they are probing votes and not a final tally. However all decision making votes shall subscribe to 720.317 'Electronic voting', and where necessary and applicable with paper ballots within the fourteen day (14) rule of notification 720.317.

Annual Meeting of the Wildwood Homes, Inc., may be held at 610 Tanglewood Road on the specified day, month and the year as indicated in Wildwood Homes, Inc. H.O.A. bylaws in a physical and virtual setting and on that day, the vote may be tallied on various end of year and beginning of following year's business with the fourteen day (14) notifications electronic and paper ballots.

ARTICLE XII

Donations Beyond Assessments

Assessments are the backbone of the funds to manage the 'Association' called Wildwood Homes, Inc, H.O.A. however; donations, grants, and other means of funds will be sought and implemented to defray the assessments imposed upon the community within applicable current law by this Non-Profit management company managed by majority vote.

All donation monies will be earmarked as 'Reserves' to be used for capital expenses, such as infrastructure improvements, common ground improvements, beyond its yearly budgetary constraints also managed by majority vote.

All donations, grants, and other funds shall be consumed or utilized within one year of the purpose of which it was intended or otherwise authorized by a majority of vote of the membership.

All donations will be properly receipt to known donors to comply with Federal, State and Local tax laws where applicable receipts issued and secured for same.

ARTICLE XIII

Amendments To Articles of Incorporation

Amendments to the articles of incorporation or its bylaws may be proposed by any officer of this corporation, or member of Wildwood Homes, Inc. H.O.A. upon proper notification (14) fourteen days through the voting survey and voting portal.

Any proposed amendments to articles or incorporation shall be adopted when the assent of 75% (seventy-five percent) of the entire voting membership is given in a regular annual meeting or special vote for that purpose under the 14 day rule of governance.

ARTICLE XIV

DISSOLUTION

*This Non-Profit Corporation WildwoodHOA may be dissolved with the assent given **in writing and signed** by not less than 75% (seventy-five percent) of the entire membership of Wildwood Homes, Inc. H.O.A.. Upon dissolution of this corporation, the assets, both real and personal of this corporation shall be dedicated to an appropriate public agency to be devoted to purposes as nearly practicable to the same as those to which they were required to be devoted by the 'Association' of Wildwood Homes, Inc, H.O.A.. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, trust or other organization to be devoted to purposes and uses that would most nearly reflect the purposes and uses to which they were required to be devoted by Wildwood Homes, Inc, H.O.A..*

IN WITNESS WHEREOF, for the purpose of forming this non profit corporation under the laws of the state of Florida, we, the undersigned, constituting the incorporation of this non-profit have executed these articles of incorporation for this 4th day of July 2023.

AND SEALD THIS DAY THE SIGNATURES OF FOUNDERS

JAMES J IRWIN

HEATHER PETTIT
(DeCOSTA)

FRANK AMATO

JOHN MUÑOZ

CYNTHIA CATAPATA

CHERIE BECK

DAVID DECOSTA

STATE OF FLORIDA

COUNTY OF SEMINOLE

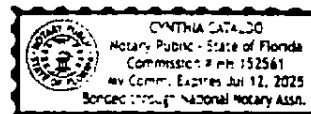
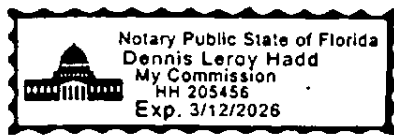
Non Profit AFIX SEAL IN FOIL

Before me, the undersigned Notary Public, duly authorized in the State and the County named above to take acknowledgments, personally appeared James J Irwin, Heather Pettit (DeCosta), Frank Amato, John Muñoz, Cynthia Cataldo, Cherie Beck, David DeCosta to me known to be the persons described as subscribers in and who executed the foregoing Articles of Incorporation of WildwoodHOA, Inc., (A Non-Profit Corporation), and they acknowledged before me that they executed and subscribed to these Articles of Incorporation and have 'fixed Wildwood HOA, Inc.'s SEAL and sealed these signatures.

WITNESSED my hand and official notary seal in the County and State aforesaid
this 30th day
of June month
in the year 2023.

Dennis Leroy Hadd
Notary

[Signature]
Notary Public, State of Florida



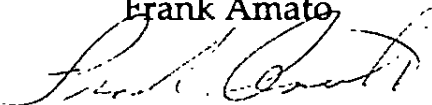
WildwoodHOA, Inc. a Non-Profit Corporation as of 4 July 2023

Having been named as registered agent to accept service of process
for the above stated corporation at the place designated in this
certificate, I am familiar with and accept the appointment as
registered agent and agree to act in this capacity

Mr. Frank Amato 706 Highgate Drive

Winter Springs, FL 32708

Frank Amato



Required Signature of Registered Agent

Date *July 4* / 2023

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TALLAHASSEE, FL 32301