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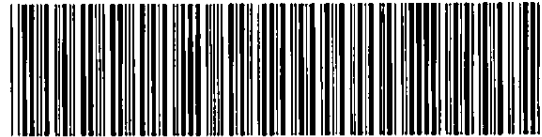
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**SAVONA PROPERTY OWNER'S**

ASSOCIATION, INC.

Please Debit FCA000000003 For: 70.00

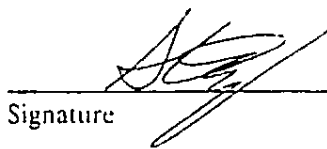
Thank you Seth Neeley



- ☒ Art of Inc. File \_\_\_\_\_
- \_\_\_\_\_ LTD Partnership File \_\_\_\_\_
- \_\_\_\_\_ Foreign Corp. File \_\_\_\_\_
- \_\_\_\_\_ L.C. File \_\_\_\_\_
- \_\_\_\_\_ Fictitious Name File \_\_\_\_\_
- \_\_\_\_\_ Trade/Service Mark \_\_\_\_\_
- \_\_\_\_\_ Merger File \_\_\_\_\_
- \_\_\_\_\_ Art. of Amend. File \_\_\_\_\_
- \_\_\_\_\_ RA Resignation \_\_\_\_\_
- \_\_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_
- \_\_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_
- \_\_\_\_\_ Cert. Copy \_\_\_\_\_
- ☒ Photo Copy \_\_\_\_\_
- \_\_\_\_\_ Certificate of Good Standing \_\_\_\_\_
- \_\_\_\_\_ Certificate of Status \_\_\_\_\_
- \_\_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_
- \_\_\_\_\_ Corp Record Search \_\_\_\_\_
- \_\_\_\_\_ Officer Search \_\_\_\_\_
- \_\_\_\_\_ Fictitious Search \_\_\_\_\_
- \_\_\_\_\_ Fictitious Owner Search \_\_\_\_\_
- \_\_\_\_\_ Vehicle Search \_\_\_\_\_
- \_\_\_\_\_ Driving Record \_\_\_\_\_
- \_\_\_\_\_ UCC 1 or 3 File \_\_\_\_\_
- \_\_\_\_\_ UCC 11 Search \_\_\_\_\_
- \_\_\_\_\_ UCC 11 Retrieval \_\_\_\_\_
- \_\_\_\_\_ Courier \_\_\_\_\_

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TALLAHASSEE, FL

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Signature

Requested by:

Name \_\_\_\_\_ Date \_\_\_\_\_ Time \_\_\_\_\_

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**ARTICLES OF INCORPORATION**  
**OF**  
**SAVONA PROPERTY OWNER'S ASSOCIATION, INC.**

The undersigned incorporator, desiring to form a corporation not for profit under Chapter 617, Florida Statutes, as amended, hereby adopts the following Articles of Incorporation:

**ARTICLE I**

**NAME AND ADDRESS**

The name of the corporation shall be the SAVONA PROPERTY OWNER'S ASSOCIATION, INC. The principal address of the corporation is 12555 Orange Drive, Suite 113, Davie, Florida 33330. For convenience, the corporation shall be referred to in this instrument as the "Association", these Articles of Incorporation as the "Articles", and the Bylaws of the Association as the "Bylaws".

**ARTICLE II**

**PURPOSES AND POWERS**

2.1 Objects and Purposes. The objects and purposes of the Association are those objects and purposes as are authorized by the Declaration of Covenants, Conditions and Restrictions for Savona Homes recorded (or to be recorded) in the Public Records of Broward County, Florida, as hereafter amended and/or supplemented from time to time (the "Declaration"). The further objects and purposes of the Association are to preserve the values and amenities in The Property, as same are defined in the Declaration, and to maintain the Common Areas thereof for the benefit of the Members of the Association. The definitions contained in the Declaration shall apply to these Articles.

2.2 Not for Profit. The Association is not organized for profit and no part of the net earnings, if any, shall inure to the benefit of any Member or individual person, firm or corporation. Upon dissolution, all assets of the Association shall be transferred only to another not-for-profit corporation or as otherwise authorized by the Florida not-for-profit corporation statute.

2.3 The powers of the Association shall include and be governed by the following:

2.3.1 General. The Association shall have all of the common-law and statutory powers of a corporation not for profit under the Laws of Florida that are not in conflict with the provisions of these Articles, the Declaration, or the Bylaws.

2.3.2 Enumeration. The Association shall have the powers and duties set forth in subsection 2.3.1 above, except as limited by these Articles, the Bylaws and the Declaration, and all of the powers and duties reasonably necessary to operate the Association 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:

- (a) To make and collect Assessments and other charges against Members, Owners and any homeowner association and to use the proceeds thereof in the exercise of its powers and duties.
- (b) To buy, own, operate, lease, sell, trade, and mortgage both real and personal property.
- (c) To maintain, repair, replace, reconstruct, add to, and operate the Common Areas, and other property acquired or leased by the Association.
- (d) To purchase insurance upon the Common Areas and insurance for the protection of the Association, its officers, directors and Members.
- (e) To make and amend reasonable rules and regulations for the maintenance, conservation, and use of the Common Areas and for the health, comfort, safety, and welfare of the Members.
- (f) To enforce by legal means the provisions of the Declaration, these Articles, the Bylaws, and the Rules and Regulations for the use of the Common Areas, subject, however, to the limitation regarding assessing Lots or Dwelling Units, owned by the Developer for fees and expenses relating in any way to claims or potential claims against the Developer as set forth in the Declaration and/or Bylaws.
- (g) To contract for the management and maintenance of the Common Areas and the landscaping and irrigation systems of the individual Lots as more particularly set forth in the Declaration and to authorize a management agent (which may be an affiliate of the Developer) to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of Assessments, preparation of records, enforcement of rules and maintenance, repair and replacement of the Common Areas with such funds as shall be made available by the Association for such purposes. The Association and its officers shall, however, retain at

all times the powers and duties granted by the Declaration, Bylaws, and these Articles, including, but not limited to, the levy and collection of Assessments, promulgation of rules, and execution of contracts on behalf of the Association.

- (h) To employ personnel to perform the services required for the proper operation, maintenance, conservation, and use of the Common Areas.

### 2.3.3. Association Emergency Powers.

1. To the extent allowed by law, unless specifically prohibited by the Declaration or other recorded governing documents, and consistent with s. 617.0830, F. S. the Board of Directors, in response to damage or injury caused by or anticipated in connection with an emergency, as defined in Section 252.34(4), F. S. for which a state of emergency is declared pursuant to Section 252.36, F. S. in the area encompassed by the Association, may exercise the following powers:
  - (a) Conduct Board meetings, committee meetings, elections, or Membership meetings, in whole or in part, by telephone, real-time videoconferencing, or similar real-time electronic or video communication after notice of the meetings and board decisions is provided in as practicable a manner as possible, including via publication, radio, United States mail, the Internet, electronic transmission, public service announcements, conspicuous posting on the common area, or any other means the board deems appropriate under the circumstances. Notice of decisions may also be communicated as provided in this Subsection 2.3.3.
  - (b) Cancel and reschedule an Association meeting.
  - (c) Designate assistant officers who are not Directors. If he is incapacitated or unavailable, the assistant officer has the same authority during the state of emergency as the executive officer he or she assists.
  - (d) Relocate the Association's principal office or designate an alternative principal office.
  - (e) Enter into agreements with counties and municipalities to assist counties and municipalities with debris removal.
  - (f) Implement a disaster or an emergency plan before, during, or following the event for which a state of emergency is declared, which may include, but is not limited to, turning on or shutting off

elevators; electricity; water, sewer, or security systems; or air conditioners for Association building(s).

- (g) Based upon the advice of emergency management officials or public health officials, or upon the advice of licensed professionals retained by or otherwise available to the board, determine any portion of the common areas or facilities unavailable for entry or occupancy by Owners or their family members, tenants, guests, agents, or invitees to protect their health, safety, or welfare.
  - (h) Based upon the advice of emergency management officials or public health officials or upon the advice of licensed professionals retained by or otherwise available to the board, determine whether the common areas or facilities can be safely inhabited, accessed, or occupied. However, such determination is not conclusive as to any determination of habitability pursuant to the Declaration.
  - (i) Mitigate further damage, injury, or contagion, including taking action to contract for the removal of debris and to prevent or mitigate the spread of fungus, including mold or mildew, by removing and disposing of wet drywall, insulation, carpet, cabinetry, or other fixtures on or within the common areas or facilities or sanitizing the common areas or facilities.
  - (j) Notwithstanding a provision to the contrary, and regardless of whether such authority does not specifically appear in the declaration or other recorded governing documents, levy special assessments without a vote of the Owners.
  - (k) Without Owners' approval, borrow money and pledge Association assets as collateral to fund emergency repairs and carry out the duties of the association if operating funds are insufficient. This paragraph does not limit the general authority of the association to borrow money, subject to such restrictions contained in the declaration or other recorded governing documents.
2. The authority granted under subsection (1) is limited to that time reasonably necessary to protect the health, safety, and welfare of the association and the parcel owners and their family members, tenants, guests, agents, or invitees, and to mitigate further damage, injury, or contagion and make emergency repairs.
3. Notwithstanding paragraphs (1)(f)-(i), during a state of emergency declared by executive order or proclamation of the Governor pursuant to Section 252.36, F.S., the Association may not prohibit parcel owners, tenants, guests, agents, or invitees of an Owner from accessing the common areas and

facilities for the purposes of ingress to and egress from the Dwelling Unit when access is necessary in connection with:

- (a) The sale, lease, or other transfer of title of a Dwelling Unit; or
- (b) The habitability of the Dwelling Unit or for the health and safety of such person unless a governmental order or determination, or a public health directive from the Centers for Disease Control and Prevention, has been issued prohibiting such access to the parcel. Any such access is subject to reasonable restrictions adopted by the Association.

### ARTICLE III

#### MEMBERS

The Members of the Association shall be as set forth in the Declaration and the Bylaws of the Association.

### ARTICLE IV

#### CORPORATE EXISTENCE

The Association shall have perpetual existence.

### ARTICLE V

#### BOARD OF DIRECTORS

Section 5.1. Management by Directors. The property, business and affairs of the Association shall be managed by a Board of Directors, consisting of the number of Directors determined in the manner provided in the ByLaws, but which shall consist of not less than three (3) Directors and which shall always be an odd number. During Developer control, Directors need not be Members of the Association; provided however, upon turnover, all Directors, other than Developer appointees, shall be Members. A majority of the directors in office shall constitute a quorum for the transaction of business. The Bylaws shall provide for meetings of directors, including an annual meeting.

Section 5.2. Original Board of Directors. The names and addresses of the directors on first Board of Directors of the Association, who shall hold office until their qualified successors are duly elected and have taken office as provided in the Bylaws, are as follows:

<u>Name</u>	<u>Address</u>
Stephanie Farache	12555 Orange Drive, Suite 113 Davie, FL 33330

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Julian Consuegra

12555 Orange Drive, Suite 113  
Davie, FL 33330

Giancarlo Giaimo

12555 Orange Drive, Suite 113  
Davie, FL 33330

Section 5.3. Election of Members of Board of Directors. Except as otherwise provided herein and for the first Board of Directors, directors shall be elected by the Members of the Association at the annual meeting of the membership as provided by the Bylaws of the Association, and the Bylaws may provide for the method of voting in the election and for removal from office of directors.

Section 5.4. Duration of Office. Members elected to the Board of Directors shall hold office until the next succeeding annual meeting of Members, and thereafter until qualified successors are duly elected and have taken office.

Section 5.5. Vacancies. If a director so elected shall for any reason cease to be a director, the remaining directors so elected may elect a successor to fill the vacancy for the balance of the term.

Section 5.6. Term of Developer's Directors. The Developer shall appoint the members of the first Board of Directors and their replacements who shall hold office for periods described in the Bylaws.

## ARTICLE VI

### OFFICERS

Section 6.1. Officers Provided For. The Association shall have a President, a Vice President, a Secretary, and a Treasurer, and such other officers as the Board of Directors may from time to time elect.

Section 6.2. Association Affairs. The affairs of the Association shall be administered by the officers holding the offices designated in the Bylaws. The officers shall be elected by the Board of Directors of the Association at its first meeting following the annual meeting of the Members of the Association and shall serve at the pleasure of the Board of Directors. The Bylaws may provide for the removal from office of officers, for filling vacancies and for the duties and qualifications of the officers. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

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**Name and Office:**

**Addresses:**

**President:**

Stephanie Farache

12555 Orange Drive, Suite 113  
Davie, FL 33330

**Vice-President:**

Julian Consuegra

12555 Orange Drive, Suite 113  
Davie, FL 33330

**Secretary/Treasurer:**

Giancarlo Giaimo

12555 Orange Drive, Suite 113  
Davie, FL 33330

**ARTICLE VII**

**BYLAWS**

The Board of Directors shall adopt Bylaws consistent with these Articles of Incorporation. Such Bylaws may be altered, amended or repealed in the manner set forth in the Bylaws.

**ARTICLE VIII**

**AMENDMENTS AND PRIORITIES**

Section 8.1. Amendments to these Articles shall be proposed by the Board of Directors and if approved by the Board of Directors shall be submitted to a meeting of the membership of the Association for adoption (by affirmative vote of sixty-six and two-thirds (66-2/3%) percent of the Members), all in the manner provided in, and in accordance with the notice provisions of, Chapter 617, Florida Statutes.

Section 8.2. Limitation. No amendment shall be made which would in any way affect any of the rights, privileges, powers, or options herein provided in favor of or reserved to the Developer, or any affiliate, successor or assign of the Developer, unless the Developer shall join in the execution of the amendment.

Section 8.3. Developer Amendments. The Developer may amend these Articles consistent with the provisions of the Declaration, including such provisions of the Declaration allowing certain amendments to be affected by the Developer alone.

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Section 8.4. Conflicts. In case of any conflict between these Articles and the Bylaws, these Articles shall control; and in case of any conflict between these Articles and the Declaration, the Declaration shall control.

## ARTICLE IX

### INCORPORATOR

The name and address of the incorporator of this corporation is:

Name

Address

Stephanie Farache

12555 Orange Drive, Suite 113  
Davie, FL 33330

## ARTICLE X

### INDEMNIFICATION

Section 10.1. Indemnity. The Association shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or contemplated action, suit, or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that he or she is or was a director, employee, officer, or agent of the Association, against expenses, (including attorneys' fees and appellate attorneys' fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit or proceeding, unless (a) it is determined by a court of competent jurisdiction, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that he or she did not act in good faith or that he or she acted in a manner he or she believed to be not in or opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, that he or she had reasonable cause to believe his or her conduct was unlawful, and (b) such court further determines specifically that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith or did act in a manner which he or she believed to be not in or opposed to the best interest of the Association, and with respect to any criminal action or proceeding, that he or she had reasonable cause to believe that his or her conduct was unlawful.

Section 10.2. Expenses. To the extent that a director, officer, employee or agent of the Association has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 10.1 above or in defense of any claim, issue or matter therein, he or she shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually incurred by him in connection therewith.

Section 10.3. Advances. Expenses incurred in defending a civil or criminal action, suit, or proceeding shall be paid by the Association in advance of the final disposition of such action, suit,

or proceeding through all available appeals upon receipt of an undertaking by or on behalf of the director, officer, employee, or agent to repay such amount unless it shall ultimately be determined that he or she is entitled to be indemnified by the Association as authorized in this Article.

Section 10.4. Miscellaneous. The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any by-law, agreement, vote of Members or otherwise, both as to action in his or her official capacity while holding such office or otherwise, and shall continue as to a person who has ceased to be director, officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators of such person.

Section 10.5. Insurance. The Association shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee, or agent of the Association, or is or was serving at the request of the Association as a director, officer, employee, or agent of another corporation, partnership, joint venture, trust or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his or her status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of this Article.

Section 10.6. Amendment. Anything to the contrary herein notwithstanding, the provisions of this Article X may not be amended without the prior written consent of all persons whose interest would be adversely affected by such amendment.

## ARTICLE XI

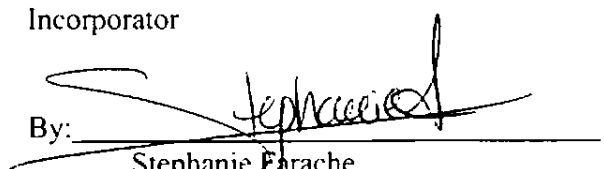
### REGISTERED AGENT

The initial registered office of this Corporation shall be at 1 East Broward Boulevard, Suite 1800, Fort Lauderdale, Florida 33301, with the privilege of having its office and branch offices at other places within or without the State of Florida. The initial registered agent of the Corporation at that address shall be Becker & Poliakoff, P.A., Attention: Jennifer Bales Drake, Shareholder.

IN WITNESS WHEREOF, the aforesaid Incorporator has hereunto set its hand this 15<sup>th</sup> day of February, 2024.

Incorporator

By:

  
Stephanie Parache

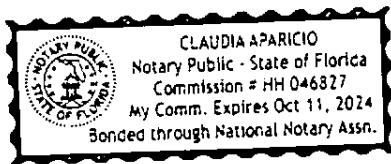
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TALLAHASSEE, FL

STATE OF FLORIDA       )  
                                      )  
COUNTY OF BROWARD    )

SS.

(SEAL)

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of February, 2024 by Stephanie Farache. She is personally known to me or has produced as identification and has taken an oath.



Claudia Aparicio  
Signature of person taking  
acknowledgment

Claudia Aparicio  
Name typed, printed or stamped

My commission expires: 10.11.2024

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TALLAHASSEE, FL

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE  
FOR THE SERVICE OF PROCESS WITHIN THIS STATE,  
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

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

That desiring to organize under the laws of the State of Florida with its principal office, as indicated in the foregoing Articles of Incorporation, in the County of Broward, State of Florida, the corporation named in said Articles has named Becker & Poliakoff, P.A., Attention: Jennifer Bales Drake, Shareholder, located at 1 East Broward Boulevard, Suite 1800, Fort Lauderdale, Florida 33301, as its statutory registered agent.

Having been named the statutory agent of the corporation indicated in the foregoing Articles at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.

Becker & Poliakoff, P.A.

By: \_\_\_\_\_

Jennifer Bales Drake, Shareholder  
Registered Agent

Dated this 12<sup>th</sup> day of February, 2024

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TALLAHASSEE, FL

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This instrument was prepared by:

Jennifer Bales Drake, Esq.  
Becker & Poliakoff, P.A.  
One East Broward Boulevard, Suite 1800  
Fort Lauderdale, FL 33301  
Phone: (954) 985-4113  
Florida Bar No. 653896