

N241000003614

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

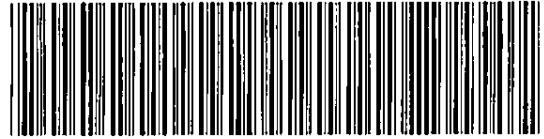
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



400424014444

FILED

2024 MAR 14 PM 4:49

CLERK OF STATE
TALLAHASSEE, FL

MS

FLORIDA FILING & SEARCH SERVICES, INC.

**P.O. BOX 10662 TALLAHASSEE, FL 32302
155 Office Plaza Dr Ste A Tallahassee FL 32301
PHONE: (800) 435-9371; FAX: (866) 860-8395**

DATE: 03/14/2024

NAME: CLUB HOMES AT HERITAGE HARBOUR CONDOMINIUM
ASSOCIATION, INC.

TYPE OF FILING: ARTICLES

COST: 70.00

RETURN: PLAIN COPY PLEASE

ACCOUNT: FCA000000015

AUTHORIZATION: ABBIE/PAUL HODGE



2024 MAR 14 PM 4:49
CLERK OF STATE
TALLAHASSEE, FL

FILED

ARTICLES OF INCORPORATION

of

CLUB HOMES AT HERITAGE HARBOUR CONDOMINIUM ASSOCIATION, INC.

I, the undersigned, by and under the provisions of statutes of the State of Florida, providing for the formation, liability, rights, privileges and immunities of a corporation not for profit, do hereby declare as follows:

ARTICLE I. NAME OF CORPORATION

The name of this corporation shall be **CLUB HOMES AT HERITAGE HARBOUR CONDOMINIUM ASSOCIATION, INC.** (hereinafter referred to as the "Association").

ARTICLE II. PRINCIPAL OFFICE

The principal office of the corporation shall initially be at 5036 Dr. Phillips Boulevard, Suite 137 Orlando, FL 32819. The corporation may change its principal office from time to time as permitted by law.

ARTICLE III. PURPOSES OF CORPORATION

The purpose of the Association shall be to operate and manage the affairs and property of the condominium known as CLUB HOMES AT HERITAGE HARBOUR, A LAND CONDOMINIUM, located at Stone Harbour Loop, Bradenton, FL 34212; Parcel ID: 1102022959, and to perform each and every act provided in the Declaration of Condominium of the said Condominium and the Condominium Act, Chapter 718, Florida Statutes.

ARTICLE IV. POWERS

The Association shall have all of the statutory powers of a corporation not for profit and all of the powers and duties set forth in the Condominium Act and the Declaration of Condominium of Club Homes at Heritage Harbour, a Land Condominium. As more particularly set forth in the Declaration of Condominium of Club Homes At Heritage Harbour, a Land Condominium, the Association may acquire leasehold, membership and other possessory or use interests (whether or not such interests relate to property contiguous to the lands of the condominium) intended to provide for the enjoyment, recreation, or other use or benefit of the Association members, and the Association may acquire, convey, lease and mortgage Association property. Additionally, the Association may Operate and maintain the surface water management system facilities, including all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas.

2024 MAY 1
FILED
CLERK OF DISTRICT COURT
19

ARTICLE V. MEMBERS

All persons owning a vested present interest in the fee title to a condominium unit in Club Homes At Heritage Harbour, a Land Condominium, which interest is evidenced by a duly recorded proper instrument in the Public Records of Manatee County, Florida, shall be members of the Association. Membership shall terminate automatically and immediately at the time a member's vested interest in the fee title terminates, except that upon the termination of the condominium, the membership of a unit owner who conveys his unit to the trustee as provided in the Declaration of Condominium shall continue until the trustee makes a final distribution of such unit's share of the funds collected and held by the trustee.

After the Association approves of a conveyance of a condominium unit as provided in the Declaration of Condominium, the change of membership in the Association shall be evidenced in the Association records by delivery to the Association of a copy of the recorded deed or other instrument of conveyance.

Prior to the recording of the Declaration of Condominium of Club Homes at Heritage Harbour, a Land Condominium, the subscribers hereto shall constitute the members of the Association.

ARTICLE VI. VOTING RIGHTS

The voting rights of each unit shall be determined on an equal fractional basis. That is, each unit shall be entitled to one (1) vote. When more than one person owns a unit in the condominium, the vote for that unit shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any one unit, and the vote shall not be divided among the owners of any one unit. If one owner owns more than one unit, such owner shall have the one vote for each unit owned. If units are joined together and occupied by one owner, such owner shall have a separate vote for each unit owned.

ARTICLE VII. INCOME DISTRIBUTION

No part of the income of the Association shall be distributable to its members, except as compensation for services rendered.

ARTICLE VIII. EXISTENCE

The Association shall exist perpetually unless dissolved according to law, however, if the association is dissolved, the control or right of access to the property containing the surface water management system facilities shall be conveyed or dedicated to an appropriate governmental unit or public utility and that if not accepted then the surface water management system facilities shall be conveyed to a non-profit corporation similar to the Association.

ARTICLE IX. REGISTERED OFFICE AND REGISTERED AGENT

The registered office of the Association shall be at 22 S. Links Ave., Suite 300, Sarasota, FL 34236, and the registered agent at such address shall be Ryan A. Featherstone, Esq., until such time as another registered agent is appointed by resolution of the board of directors.

ARTICLE X. NUMBER OF DIRECTORS

The business of the corporation shall be conducted by a board of directors which shall consist of not less than three (3) persons, as shall be elected or appointed as set forth in the Bylaws.

ARTICLE XI. BOARD OF DIRECTORS AND OFFICERS

The names and mailing addresses of the initial board of directors and officers are as follows:

<u>Name</u>	<u>Address</u>
John Galt Director johnwolfgalt@gmail.com	5036 Dr. Phillips Boulevard, Suite 137 Orlando, FL 32819
David Turner Director david@alteess.com	5036 Dr. Phillips Boulevard, Suite 137 Orlando, FL 32819
Charles Duff Director charles@alteess.com	5036 Dr. Phillips Boulevard, Suite 137 Orlando, FL 32819

ARTICLE XII. RECALL AND REMOVAL OF DIRECTORS

Subject to the provisions of Article XIV hereof, and the provisions of the Condominium Act, Chapter 718, Florida Statutes, and the rules and regulations promulgated pursuant thereto, directors may be recalled from office with or without cause, by the affirmative vote of a majority of the voting interests of the Association.

ARTICLE XIII. INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and directors shall be indemnified by the Association to the extent required by Florida law. The Association may purchase and maintain insurance on behalf of all officers and directors against any liability asserted against them or incurred by them in their capacity as officers and directors or arising

2024 MAY 2 PM 4:49
FILED
CLERK OF DISTRICT COURT
EAST TOWN

out of their status as such.

ARTICLE XIV. RIGHTS OF DEVELOPER

As more particularly set forth in Section 718.301, Florida Statutes, HH Club Holdings, LLC, a Florida limited liability company, which is the developer of Club Homes At Heritage Harbour, a Land Condominium, and which is referred to herein as the Developer, shall have the right to appoint all of the directors of the Association (which directors need not be unit owners), subject to the following:

1. When fifteen percent (15%) or more of the units in the condominium are conveyed to owners other than the Developer, such unit owners shall be entitled to elect not less than one-third (1/3) of the directors.

2. Unit owners other than the Developer shall be entitled to elect not less than a majority of the directors upon the occurrence of the earliest of the following:

(a) Three (3) years after fifty percent (50%) of the units that will be operated ultimately by the Association have been conveyed to owners other than the Developer; or

(b) Three (3) months after ninety percent (90%) of the units that will be operated ultimately by the Association have been conveyed to owners other than the Developer; or

(c) When all of the units that will be operated ultimately by the Association have been completed, some of them have been conveyed to owners other than the Developer, and none of the others are being offered for sale by the Developer in the ordinary course of business; or

(d) When some of the units have been conveyed to owners other than the Developer and none of the others are being constructed or offered for sale by the Developer in the ordinary course of business; or

(e) Seven (7) years after recordation of the Declaration of Condominium for Club Homes At Heritage Harbour, a Land Condominium, in the Public Records of Manatee County, Florida.

3. When the Developer no longer holds for sale in the ordinary course of business at least five percent (5%) of the units that will be operated ultimately by the Association, unit owners other than the Developer shall be entitled to elect all of the directors.

4. Any director appointed by the Developer may be removed and replaced by the Developer at any time, subject only to the foregoing rights of the unit owners.

ARTICLE XV. BYLAWS

The first Bylaws of the Association shall be adopted by the board of directors and may be altered, amended or rescinded in the manner provided in such Bylaws.

ARTICLE XVI. SUBSCRIBERS

The name and street address of the subscribers to these Articles of Incorporation are as follows:

John Galt	5036 Dr. Phillips Boulevard, Suite 137
johnwolfgalt@gmail.com	Orlando, FL 32819

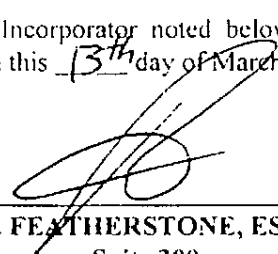
David Turner	5036 Dr. Phillips Boulevard, Suite 137
david@altcess.com	Orlando, FL 32819

Charles Duff	5036 Dr. Phillips Boulevard, Suite 137
charles@altcess.com	Orlando, FL 32819

ARTICLE XVII. AMENDMENT

These Articles of Incorporation may be amended as provided by Chapter 617, Florida Statutes; provided, however, that any such amendment shall be approved by at least sixty-seven percent (67%) of the voting interests of the Association and by a majority of the board of directors.

IN WITNESS WHEREOF, I, the undersigned Incorporator noted below, hereby adopt these Articles of Incorporation, and hereunto set my hand and seal this 13th day of March, 2024.



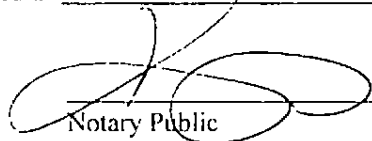
RYAN A. FEATHERSTONE, ESQ., as Incorporator
22 S. Links Ave., Suite 300
Sarasota, FL 34236
941.366.0115

FILED
2024 MAR 14 PM 4:49
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of March, 2024, by **RYAN A. FEATHERSTONE, ESQ.**, ☒ who is personally known to me or ☐ has produced a _____ as identification.

(SEAL)



Notary Public
Printed Name: _____
My Commission Expires: _____

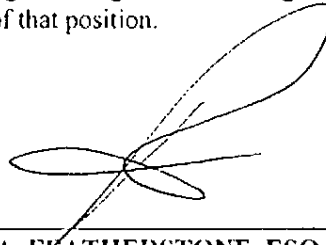


FILED
2024 MAR 14 PM 4:49
CLERK OF STATE
TALLAHASSEE, FL

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts designation as registered agent of the foregoing corporation. The undersigned is familiar with, and accepts, the obligations of that position.

Dated this 13th day of March, 2024.



RYAN A. FEATHERSTONE, ESQ.

Email: rfeatherstone@dunlapmoran.com

FILED

2024 MAR 14 PM 4:49

CLERK OF DISTRICT COURT
TALLAHASSEE, FL