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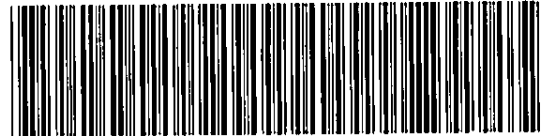
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CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
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THE NORTHRIDGE OWNERS' ASSOCIATION, INC.

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- ___ L.C. File _____
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- ___ Trade/Service Mark _____
- ___ Merger File _____
- ___ Art. of Amend. File _____
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ARTICLES OF INCORPORATION FOR
THE NORTHRIDGE OWNERS' ASSOCIATION, INC.
(a corporation not-for-profit)

The undersigned, acting as Incorporator(s) of a corporation pursuant to Chapter 617, Florida Statutes, and Chapter 720, Florida Statutes, in order to form a corporation under and in accordance with the provisions of the laws of the State of Florida for the formation of corporations not for profit, we do, by these Articles of Incorporation, set forth as follows:

ARTICLE 1

NAME

The name of the corporation shall be THE NORTHRIDGE OWNERS' ASSOCIATION, INC., a Florida corporation not for profit (the "Association").

ARTICLE 2

DEFINITIONS

Each term used herein, except as otherwise defined herein, is defined in the Declaration of Covenants, Conditions, and Restrictions of Northridge (the "Declaration") recorded, or to be recorded, among the Public Records of Pasco County, Florida by Northridge 829, LLC, a Florida limited liability company (the "Declarant") and shall have the same meaning or definition ascribed thereto in the Declaration.

ARTICLE 3

PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS

The principal place of business and mailing address of the corporation shall be 1409 Tech Boulevard, Suite 1, Tampa, FL 33619.

ARTICLE 4

PURPOSE(S)

The purposes and objects of the corporation shall be to administer the operation and management of the common areas of Northridge, subject to the extent applicable, to Chapter 720 of the laws of the State of Florida, and to undertake the performance of the acts and duties incident to the administration of the operation and maintenance of said common areas and in accordance with the terms, provisions, conditions and authorizations contained in these articles and which may be contained in the Declaration, which will be or which has been recorded in the Public Records of Pasco County, Florida, at the time said property, and the improvements now or hereafter situate

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thereon are submitted for platting; and to own, operate, lease, sell, trade and otherwise deal with such property, whether real or personal, as may be necessary or convenient in the administration of said common areas. The specific purposes for which the corporation is organized are:

4.1 To promote the health, safety and social welfare of the Owners of Property within the residential community of Northridge as described in the Declaration.

4.2 Making and establishing reasonable rules and regulations governing the use of common areas in accordance with the terms as may be defined in the Declaration.

4.3 Levying and collecting assessments against members of the corporation to defray the common expenses of the maintenance and operation of the common areas as may be provided in the Declaration of Restrictions and in the Bylaws of this corporation which may be hereafter adopted, including the right to levy and collect assessments for the purposes of acquiring, operating, leasing, managing and otherwise trading and dealing with such property, whether real or personal, which may be necessary or convenient in the operation and maintenance of the common areas and in accomplishing the purposes set forth in the Declaration of Restrictions.

4.4 Maintaining, repairing, replacing, operating and managing the common areas of this subdivision and the property comprising same, including the right to reconstruct improvements after casualty and to make further improvement of said property.

4.5 Enforcing the provisions of the Declaration and these Articles of Incorporation, the Bylaws of the corporation that may be hereafter adopted, and the rules and regulations governing the use of the common areas as the same may be hereafter established.

4.6 To operate without profit for the benefit of its Members.

4.7 To perform those functions granted to or reserved by the Association in the Declaration.

ARTICLE 5

GENERAL POWERS

The Association shall have all of the powers necessary or desirable to perform the obligations and duties and to exercise the rights and powers set out in these Articles, the Bylaws or the Declaration including, without limitation, the following:

5.1 To hold funds solely and exclusively for the benefit of the Members for the purposes set forth in these Articles of Incorporation.

5.2 To promulgate and enforce rules, regulations, Bylaws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized.

5.3 To delegate power or powers where such is deemed in the interest of the Association.

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5.4 To affix assessments to be levied against Lots within the Property and the costs of effectuating the objects and purposes of the Association and to create reasonable reserves for such expenditures, and to authorize its Board of Directors, in its discretion, to enter into agreements with Mortgage companies and other organizations for the collection of such assessments.

5.5 To pay taxes and other charges, if any, on or against the Association Property and the Common Area.

5.6 To have all express powers conferred upon the Association by the Declaration, Chapter 720, Florida Statutes, and to have all powers conferred upon a corporation by the laws of the State of Florida, including Chapter 617, Florida Statutes, except as prohibited herein.

5.7 To engage in activities that will actively foster, promote and advance the common interests of all Owners of any portion of the Property, including contracting for services to be provided to the Association.

5.8 To own, convey, buy or otherwise acquire, sell or otherwise dispose of, mortgage or otherwise encumber, exchange, lease, hold, use, operate and otherwise deal in and with real, personal and mixed property of all kinds and any right or interest therein of the Association for purposes of advancing the common interests of all Owners of any portion of the Property, and to acquire and enter into leases and agreements of every nature, whereby the corporation acquires leaseholds, memberships and other possessory or use interests in land or facilities, including recreational facilities, whether or not contiguous to lands of this subdivision, to provide enjoyment, recreation, or other use of benefit to the Owners of the property within this subdivision, all as may be deemed by the Board of Directors to be in the best interests of the corporation.

5.9 To borrow money for any purpose subject to all limitations in the Declaration or Bylaws.

5.10 To sue and be sued.

5.11 To adopt, alter and amend or repeal such Bylaws as may be necessary or desirable for the proper management of the affairs of the Association, provided, however, such Bylaws may not be inconsistent with or contrary to any provisions of the Declaration.

5.12 To contract for services for the operation, maintenance, and management of Common Areas and Association Property and all other property dedicated to or maintained by the Association.

5.13 To mortgage or convey Common Area with the affirmative vote of at least two-thirds of the Class A Membership.

5.14 To operate, maintain, and manage the Surface Water or Stormwater Management System(s) in a manner consistent with Southwest Florida Water Management District (the "District") requirements and applicable District rules, and assist in the enforcement of the restrictions and covenants contained therein. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the Surface Water or Stormwater Management System.

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5.15 To control the specifications, architecture, design, appearance, elevation and location of, and landscaping around, all buildings and improvements as provided in the Declaration, which may include walls, fences, or other structures constructed, placed or permitted to remain in the Property, as well as the alteration, improvement, addition or change thereto.

ARTICLE 6

MEMBERS

6.1 Every Owner of a Lot shall be a Member of the Association and subject the terms and conditions of the Declaration. Membership shall be appurtenant to, and may not be separated from, ownership of any Lot subject the Declaration.

6.2 The Association shall have two classes of voting membership:

6.2.1 Class A. Class A Members shall be all Owners, with the exception of the Declarant during the Class B Membership, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

6.2.2 Class B. The Class B Member shall be the Declarant. The Class B Member shall be entitled to five (5) votes for each of the votes held by all other Members of the Association; provided, however, that notwithstanding any provision to the contrary, the Declarant shall have the right to appoint the entire Board of Directors of the Association until three months after 90% of the Lots have been conveyed to Owners other than the Declarant or its designated successor or assigns or to Builders, or at an earlier date at the sole discretion of the Declarant or as otherwise required by applicable law ("Turnover"). At such time, the Declarant shall call a meeting in accordance with the provisions herein for Special Meetings, to provide for the turnover of control of the Board of Directors to the Owners. The Declarant shall have the right, in its sole discretion, to appoint one member of the Board of Directors for so long as the Declarant owns at least ten percent (10%) of the Lots within the Property. Upon expiration of the Class B membership, the Declarant shall become a Class A Member for each Lot it still owns.

ARTICLE 7

DIRECTORS

The affairs of the corporation shall be managed by the Board of Directors. The number of members of the first Board of Directors of the corporation shall be three (3). The number of members of succeeding boards of directors shall be three (3) except as changed from time to time by the Bylaws of the corporation. The members of the Board of Directors shall be elected as provided by the Bylaws of the corporation, which provide for election of directors at the annual meeting to be held on the second Tuesday of April each year. The Board of Directors shall be members of the corporation or shall be authorized representatives, officers or employees of a corporate member of this corporation.

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Any vacancies in the Board of Directors occurring before the first election will be filled by the remaining directors.

The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

Name:	Street Address:
RICHARD SACCHI	1409 Tech Blvd., Suite 1 Tampa, FL 33619
LORI KATZMAN	1409 Tech Blvd., Suite 1 Tampa, FL 33619
MICHELLE FUREY	1409 Tech Blvd., Suite 1 Tampa, FL 33619

As long as Declarant or its designated successor or assigns shall have the right to appoint the entire Board of Directors, Directors need not be Members of the Association and need not be residents of the State of Florida. All Directors appointed by the Declarant shall serve at the pleasure of the Declarant, and may be removed from office, and a successor Director may be appointed at any time by the Declarant.

ARTICLE 8

OFFICERS

The Officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time, by resolution, create. Any two or more offices may be held by the same person except the offices of President and Secretary. Officers shall be elected for one, (1) year terms in accordance with the procedures set forth in the Bylaws. The names of the Officers who are to manage the affairs of the Association until the next annual meeting of the Board of Directors and until their successors are duly elected and qualified are:

Title:	Name and Street Address:
President	RICHARD SACCHI 1409 Tech Blvd., Suite 1 Tampa, FL 33619
Vice President	LORI KATZMAN 1409 Tech Blvd., Suite 1 Tampa, FL 33619

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Secretary/Treasurer MICHELLE FUREY
1409 Tech Blvd., Suite 1
Tampa, FL 33619

ARTICLE 9

REGISTERED AGENT, MAILING ADDRESS AND STREET ADDRESS

The street and mailing address of the Corporation's initial registered office is 101 E. Kennedy Boulevard, Suite 4000, Tampa, Florida 33602 and the name of the initial Registered Agent at such address is Michael E. Boutzoukas.

ARTICLE 10

CORPORATE EXISTENCE

The Association shall have perpetual existence, If the Association is dissolved, the control or right of access to the property containing the Surface Water Management System and other dedicated property and related infrastructure shall be conveyed or dedicated to the CDD or an appropriate governmental unit or public unit and that if not accepted, then the Surface Water Management System shall be conveyed to a non-profit corporation similar to the Association acceptable to the District.

ARTICLE 11

BYLAWS

The original Bylaws of the corporation shall be adopted by the Board of Directors and thereafter, such Bylaws may be altered or rescinded by the Board in such manner as said Bylaws may provide.

ARTICLE 12

AMENDMENTS TO ARTICLES OF INCORPORATION AND BYLAWS

Amendment of these Articles requires the approval of at least two-thirds of the membership votes. Notwithstanding the foregoing; (a) for so long as the Declarant has the right to appoint the entire Board of Directors of the Association, the Declarant or its successor or assign shall be permitted to unilaterally amend these Articles; and (b) for so long as Declarant owns any portion of the Property, no amendment of these Articles shall make any changes which would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, the Declarant, unless the Declarant joins in the execution of the amendment. Such amendments shall be subject to the prior approval required by any appropriate governmental agency. Notwithstanding anything to the contrary herein contained, amendments for correction of scrivener's errors may be made by the Board of Directors of the Association alone without the need

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of consent of any other person. Notwithstanding the foregoing, matters stated herein to be or which are in fact governed by the Declaration may not be amended except as provided in such Declaration. Additionally, the provisions which are governed by the Bylaws of this Association may not be amended except as provided in the Bylaws.

Any amendment to these Articles that would alter the Surface Water Management System, conservation areas or any water management areas of the Common Areas must have the prior approval of the District. Any such proposed amendments must be submitted to the District for a determination of whether the amendment necessitates a modification to the District Permit. If the proposed amendment necessitates a modification to the District Permit, the modification to the District Permit must be approved by the District prior to the amendment to these Articles.

ARTICLE 13

INDEMNIFICATION OF OFFICERS AND DIRECTORS

13.1 The Association hereby indemnifies any Director or Officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

(a) Whether civil, criminal, administrative or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for any act alleged to have been committed by such person in his capacity of Director or Officer of the Association, or in his capacity as a Director, Officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or Officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he had reasonable grounds for belief that such action was unlawful.

(b) By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a Director or Officer of the Association, or by reason of his being or having been a Director, Officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the reasonable expenses, including attorneys' fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association. Such person shall not be entitled to indemnification in relation to matters as to which such person has been adjudged to have been guilty of negligence or misconduct in the performance of his duty to the Association unless and only to the extent that the court, administrative agency, or investigative body before which such action, suit or proceeding is

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held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such tribunal shall deem proper.

13.2 The Board of Directors shall determine whether amounts for which a Director or Officer seeks indemnification were properly incurred and whether such Director or Officer acted in good faith and in a manner he reasonably believed to be in the best interests of the Association, and whether, with respect to any criminal action or proceeding, he had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding.

13.3 The foregoing rights of indemnification shall not be deemed to limit in any way the powers of the Association to indemnify under applicable law.

ARTICLE 14

TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

14.1 With the exception of Directors and Officers appointed by the Class B Members, any financial or familial interest of an Officer or Director in any contract or transaction between the Association and one (1) or more of its Directors or Officers, or between the Association and any other corporation, partnership, association or other organization in which one (1) or more of its Directors or Officers are directors or officers, or have a financial interest, shall be disclosed, and further shall not be voidable solely for this reason, or solely because the Director or Officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction or solely because his or their votes are counted for such purpose. No Director or Officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

14.2 Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction, but must abstain from voting on the issue.

ARTICLE 15

DISSOLUTION

The Association may be dissolved if three-fourths (3/4) of the votes cast at a duly held meeting of the Members of the Association vote in favor of dissolution, if permitted by the Declaration. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

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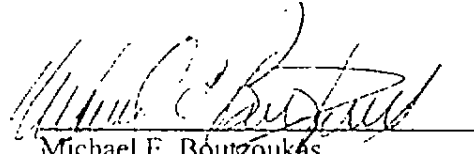
ARTICLE 16

INCORPORATOR

The name and address of the incorporator is:

Name:	Street Address:
Michael E. Boutzoukas, Esq.	c/o GrayRobinson, P.A.
	101 E. Kennedy Blvd., Suite 4000
	Tampa, FL 33602

IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation as Incorporator thereof this 16th day of May, 2024.


Michael E. Boutzoukas

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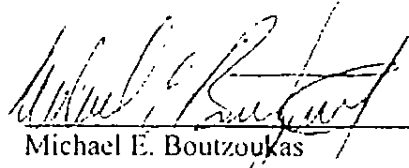
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CLERK OF STATE
TALLAHASSEE, FL

REGISTERED AGENT

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted in compliance with said act, Northridge Owners' Association, Inc., a corporation not for profit, desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, in Pasco County, State of Florida, has named Michael E. Boutzoukas, Esq., located at 101 E. Kennedy Boulevard, Suite 4000, Tampa, Florida 33602, as its agent to accept service of process for the above-stated corporation, at the place designated in this certificate, who hereby accepts to act in this capacity, and agrees to comply with the provisions of the act relative to keeping open said office.

The undersigned hereby accepts appointment as Registered Agent of, this 12th, day of May, 2024.



Michael E. Boutzoukas

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