

N24000008341

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

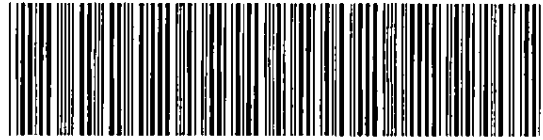
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



300431831823

FILED

2024 JUL 15 AM 9:47

CLERK OF STATE
TALLAHASSEE, FL

RECEIVED

2024 JUL 15 AM 11:24

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CT CORP
(850) 656- 4724
3458 lakesore Drive
Tallahassee, FL 32312

Date: 07/15/2024
Acc#I20160000072

en: c DW

Name:	Skymor Wesley Chapel Property Owners Association, Incx.
Document #:	
Order #:	15766888

Certified Copy of Arts & Amend:	<input type="checkbox"/>		
Plain Copy:	<input type="checkbox"/>		
Certificate of Good Standing:	<input type="checkbox"/>		
Certified Copy of	<input type="checkbox"/>		
Apostille/Notarial Certification:	<input type="checkbox"/>	Country of Destination:	
		Number of Certs:	

FILED
2024 JUL 15 AM 9:47
TALLAHASSEE, FL

Filing: <input checked="" type="checkbox"/>	Certified: <input checked="" type="checkbox"/>
	Plain: <input type="checkbox"/>
	COGS: <input type="checkbox"/>

Email Address for Annual Report Notifications:
epoalise@pccpllc.com

Availability _____
Document _____
Examiner _____
Updater _____
Verifier _____
W.P. Verifier _____
Ref# _____

Amount: \$ **78.75**

Thank you!

ARTICLES OF INCORPORATION
OF
SKYMOR WESLEY CHAPEL PROPERTY OWNERS 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

The name of the corporation shall be SKYMOR WESLEY CHAPEL PROPERTY OWNERS ASSOCIATION, INC., which is hereinafter referred to as the "**Association**".

ARTICLE II
OFFICE

The principal office and mailing address of the Association shall be at 10100 Santa Monica Blvd., Suite 1000 Los Angeles, CA 90067, or at such other place as may be subsequently designated by the Board. All books and records of the Association shall be kept at its principal office.

ARTICLE III
PURPOSES AND POWERS

The purpose for which the Association is organized is (i) to manage the Association, (ii) provide for the operation, management, maintenance and improvement of that certain planned residential community located in Pasco County, Florida, and (iii) for all such other lawful purposes as may be reasonable or incidental to the operation of such planned residential community in accordance with that certain Declaration of Covenants, Conditions, Restrictions and Easements for Skymor Wesley Chapel recorded (or to be recorded) in the Public Records of Pasco County, as hereafter amended and/or supplemented from time to time (the "**Declaration**"). All capitalized terms used but not defined herein shall have the meaning ascribed thereto in the Declaration.

The Association is organized not 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.

The Association shall have the power to contract for the management of the Association and to delegate to the party with whom such contract has been entered into (which may be an affiliate of the Declarant) the powers and duties of the Association, except those which require specific approval of the Board of Directors or Members.

The Association, shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles of Incorporation and the Declaration. The Association shall also have all of the powers necessary to implement the purposes of the Association as set forth in the Declaration and to provide for the general health and welfare of its membership.

ARTICLE IV
MEMBERS

FILED
2024 JUL 15 AM 9:47
CLERK OF DISTRICT COURT
PASCO COUNTY, FL

Section 1. Membership. Every Owner shall be a Member of the Association.

Section 2. Voting Rights. The Association shall have two (2) classes of voting membership:

Class A. Class "A" Members shall initially be all Owners, but, at the option of the Declarant in Declarant's sole discretion, shall not include the Declarant until after the Turnover. From and after the Turnover, Class "A" members shall include the Declarant, to the extent the Declarant owns any Lot or Home within Skymor Wesley Chapel. Each Class "A" member shall be entitled to one (1) vote for each Lot or Home owned. When more than one person holds an interest in any Lot or Home as an "Owner," all such persons shall be members. The vote for such Lot or Home shall be exercised as such persons determine, but in no event shall more than one (1) vote be cast with respect to any Lot or Home. Prior to the Turnover, the Declarant shall not be deemed a Class "A" member hereunder for purposes of voting and Turnover, and shall not have any Voting Interests prior to such time. From and after the Turnover, the Declarant shall have Voting Interests equal to one (1) vote for each Lot or Home owned by them.

Class B. The Declarant shall be the Class "B" member and shall be entitled to nine (9) votes for each Lot or Home owned by the Declarant or the Developer; provided, however, as to land which is annexed or added pursuant to the terms of this Declaration, the Declarant shall be entitled to fourteen (14) votes per acre or fraction thereof contained within a Parcel, until such time as the Parcel is platted, whereupon the Declarant or the Developer shall be entitled to nine (9) votes per Lot or Home in lieu of the votes per acre. Notwithstanding the foregoing, from and after the Turnover Date and the termination of the Class "B" membership, the Declarant and the Developer shall become Class "A" Members and be entitled to one (1) vote for each Lot or Home owned by the Declarant and the Developer.

ARTICLE V CORPORATE EXISTENCE

The Association shall have perpetual existence.

ARTICLE VI BOARD OF DIRECTORS

Section 1. Management by Directors. The affairs of the Association will be managed by a board of directors ("Board") consisting of three (3) directors ("Directors"). The number of Directors, as well as the manner in which they are selected, shall be determined in the manner provided by the Bylaws.

The initial members of the Board and their titles are as follows:

1. Jennifer Diaz, President
2. Sean Flannery, Vice President
3. Jim Galovan, Secretary/Treasurer

ARTICLE VIII
BY-LAWS

The Board 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 IX
AMENDMENTS AND PRIORITIES

Section 1. Amendments to these Articles of Incorporation shall be proposed and approved by the Board and thereafter submitted to a meeting of the membership of the Association for adoption or rejection (by affirmative vote of 66-2/3% of the total voting interests of all Members), in the manner provided, and in accordance with the notice provisions of Section 617.017, Florida Statutes.

Section 2. In case of any conflict between these Articles of Incorporation and the Bylaws, these Articles of Incorporation shall control; and in case of any conflict between these Articles of Incorporation and the Declaration, the Declaration shall control.

ARTICLE X
INCORPORATOR

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

Elizabeth Poalise, 10100 Santa Monica Blvd, Suite 1000 Los Angeles, CA 90067.

ARTICLE XI
INDEMNIFICATION

The Association shall indemnify any person who was or is a party to any proceeding (other than an action by, or in the right of, the Association) by reason of the fact that he is or was a director, officer, employee or agent (each, an "indemnitee") of the Association, against liability incurred in connection with such proceeding, including any appeal thereof. If he acted in good faith and in a manner he reasonably believed to be in, or not opposed to, the best interests of the Association and, with respect to any criminal action or proceeding, had no reasonable cause to believe his conduct was unlawful. The termination of any proceeding by judgment, order, settlement or conviction or upon a nolo contendere or its equivalent shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he reasonably believed to be in, or not opposed to, the best interests of the Association or, with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful.

ARTICLE XII
REGISTERED AGENT

Until changed, CT Corporation System shall be the registered agent of the Association and the registered office shall be at 1200 South Pine Island Road, Plantation, FL 33324.

Stephen Towle

Notary Public

SEE CR NOTARY
FORM ATTACHED

THOMASSEE, FL

2024 JUL 15 AM 9:47

四

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California


County of Los Angeles

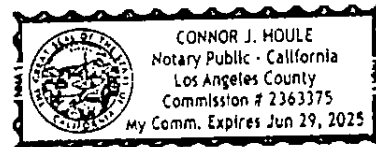
On July 11, 2024 before me, Connor J. Houle, Notary Public
(insert name and title of the officer)

personally appeared STEVE TOWLE
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



FILED
2024 JUL 15 PM 9:47

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:

First - 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 Pasco, State of Florida, the Association named in the said Articles of Incorporation has named CT Corporation, located at 1200 South Pine Island Road, Plantation, FL 33324 as its statutory registered agent.

Having been named the statutory agent of the Association at the place designated in this certificate, I am familiar with the obligations of that position, and 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.

CT CORPORATION SYSTEM

By: Sandra Zwiack
Name: Sandra Zwiack
Title: Assistant Secretary

DATED this 12th day of July, 2024.

FILED
2024 JUL 15 AM 9:47
CLERK OF DISTRICT COURT
STATE OF FLORIDA
PASCO COUNTY, FL