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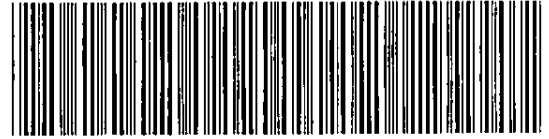
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MS

CORPORATION SERVICE COMPANY
1201 Hays Street
Tallahassee, FL 32301
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : FIN-58511

AUTHORIZATION :

COST LIMIT : \$70.00

ORDER DATE : 07/18/2024

ORDER TIME :

ORDER NO. :

CUSTOMER NO:

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DOMESTIC FILING

NAME: TOWNS AT GREENLEAF HOMEOWNERS ASSOCIATION, INC.

EFFECTIVE DATE:

- ☒ ARTICLES OF INCORPORATION
☐ CERTIFICATE OF LIMITED PARTNERSHIP
☐ ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

- ☒ CERTIFIED COPY
☒ PLAIN STAMPED COPY
☐ CERTIFICATE OF GOOD STANDING

CONTACT PERSON:

EXAMINER'S INITIALS: _____

**ARTICLES OF INCORPORATION
OF
TOWNS AT GREENLEAF HOMEOWNERS ASSOCIATION, INC.
(A Corporation Not for Profit)**

THE UNDERSIGNED INCORPORATOR to these Articles of Incorporation hereby proposes the incorporation under Chapters 617 and 720, Florida Statutes, of a corporation not for profit, and hereby makes, subscribes, acknowledges and files with the Secretary of State of the State of Florida, Articles of Incorporation, and hereby certifies as follows:

ARTICLE I: NAME AND LOCATION

The name of this corporation shall be Towns at Greenleaf Homeowners Association, Inc. (the "Association"), and its initial office for the transaction of its affairs shall be 151 Southhall Lane, Suite 200, Maitland, FL 32751.

ARTICLE II: PURPOSES

This Association does not contemplate pecuniary gain or profit to the Members thereof, and no distribution of income to its Members, directors or officers shall be made, except that nothing herein shall prevent the Association from compensating persons who may be Members, directors or officers in exchange for services actually rendered to, or costs actually incurred for the benefit of, the Association in furtherance of one or more of its purposes. The general purpose of this Association is to promote the common interests of the property owners in Towns at Greenleaf (the "Community"), and the specific purpose is to perform the functions of the Association contemplated in the Declaration of Covenants and Restrictions for the Community recorded in the public records of Seminole County, Florida (hereinafter referred to as the "Declaration"), as the same may in the future be amended, which purposes shall include but not be limited to:

- (a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration;
- (b) Fix, levy, collect and enforce payment, by any lawful means, all charges or assessments pursuant to the terms of the Declaration;
- (c) Own and convey property;
- (d) Establish rules and regulations;
- (e) Sue and be sued;
- (f) To pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association;
- (g) Maintain, repair and replace Common Areas as contemplated by the Declaration and to enter into contracts for the provision of services to maintain and operate the Common Areas (including, but not limited to, the maintenance, repair and replacement of the Surface Water Management System, as exempted or permitted by the District); and
- (h) Have and exercise any and all other powers, rights and privileges of a not-for-profit corporation organized under the law of the State of Florida.

ARTICLE III: MEMBERSHIP AND VOTING RIGHTS

A. Eligibility. Every person, whether an individual, corporation or other entity, who is the record owner of a Lot that is subject to assessment pursuant to the Declaration shall become a Member of the Association upon the recording of the instrument of conveyance. If title to a Lot is held by more than one person, each such person shall be a Member. An Owner of more than one Lot is entitled to membership for each Lot owned. No person other than an Owner may be a Member of the Association, and a membership in the Association may not be transferred except by the transfer of title to a Lot; provided, however, the foregoing does not prohibit the assignment of membership and voting rights by an Owner who is a contract seller to such Owner's vendee in possession.

If more than one person owns a fee interest in any Lot, all such persons are Members, but there may be only one vote cast with respect to such Lot. Such vote may be exercised as the co-owners determine among themselves, but no split vote is permitted. Prior to any meeting at which a vote is to be taken, each co-owner must file a certificate with the secretary of the Association naming the voting co-owner entitled to vote at such meeting, unless such co-owners have filed a general voting certificate with the Secretary applicable to all votes until rescinded. Notwithstanding the foregoing, no separate certificate shall be necessary if title to any Lot is held in a tenancy by the entireties, and in such event either tenant is entitled to cast the vote for such Lot unless and until the Association is notified otherwise in writing by such co-tenants by the entireties.

B. Classes of Membership and Voting; Turnover. The Association shall have 2 classes of voting membership - Class A and Class B. So long as there is Class B membership, Class A Members shall be all persons owning record title to the Lots of the Community ("Owners") except Developer. All Class B memberships shall belong to Developer. Upon termination of Class B membership as provided below, Class A Members shall be all Owners, including Developer so long as such Developer is an Owner. Voting shall be accomplished in accordance with the applicable provisions of the Governing Documents. There shall be no cumulative voting for Directors or any other matters.

Class B membership shall cease to exist and shall be deemed to be converted into Class A membership upon the earlier of (a) the election of not less than a majority of the directors by non-Developer Members following the occurrence of a triggering event contained in Section 720.307(1) of the Act; or (b) the date that Developer waives in writing its right to Class B membership, which waiver shall be evidenced by the recording of a certificate to such effect in the public records of the County. Upon termination of Class B membership, all provisions of the Declaration, Articles of Incorporation, or Bylaws referring to Class B membership will be obsolete and without further force or effect, including any provision requiring voting by classes of membership.

C. Transferability. Each membership is appurtenant to the Lot upon which it is based and is transferred automatically by conveyance of title to that Lot whether or not mention thereof is made in such conveyance of title.

ARTICLE IV: TERM OF EXISTENCE

The Corporation shall have perpetual existence. However, should the Corporation be dissolved, the Surface Water Drainage and Management System will be transferred to and maintained by one of the entities identified in Sections 12.3.1(a) through (f) of the St. Johns River Water Management District's Applicant Handbook Volume I ("Handbook"), which entity shall have the powers listed in Sections 12.3.3(b)1. through 8. of the Handbook, the covenants and restrictions required in Sections 12.3.3(c)1. through 9. of the Handbook, and the ability to accept responsibility for the operation and routine custodial maintenance of the Surface Water Drainage and Management System described in the Declaration and in Section 12.3.3(d)1. or 2. of the Handbook prior to the Corporation's dissolution.

ARTICLE V: INCORPORATOR

The name and address of the Incorporator to these Articles of Incorporation is the following:

Kevin Dixon
151 Southhall Lane, Suite 200
Maitland, Florida 32751

ARTICLE VI: MANAGEMENT

The affairs of the Corporation shall be managed by the Board, which shall consist of not less than 3 nor more than 7 individuals, the precise number to be fixed in the Bylaws or by the Board from time to time. Directors shall be elected for one year terms by the Members at the annual Members' meeting, to be held as scheduled by the Board in the last quarter of each fiscal year in the manner prescribed in the Bylaws of the Association, and shall hold office until their respective successors are duly elected and qualified; provided, however, that Developer shall be entitled to solely appoint all Members of the Board prior to transfer of control. The Board shall elect a President, a Vice President, and a Secretary-Treasurer of the Association, and such other officers as may, in the opinion of the Board, from time to time be necessary to adequately administer the affairs of the Association. Such officers are to hold office at the pleasure of the Board or until their successors are duly elected and qualified. Officers may be Directors. Officers and Directors must be Members of the Association except with respect to those who are elected by the Class B Members. Any individual may hold 2 or more corporate offices, except that the offices of President and Secretary-Treasurer may not be held by the same person. The officers shall have such duties as may be specified by the Board or the Bylaws of the Association. Vacancies occurring on the Board and among the officers shall be filled in the manner prescribed by the Bylaws of the Association.

Notwithstanding the foregoing, the Class B Members shall have the right to elect all Directors as long as there shall be Class B membership, except that such Class A Members shall be entitled to elect at least one member of the Board (but not a majority of the directors until Turnover has occurred) once 50% of the Lots in all phases of the Community which will ultimately be operated by the Association have been conveyed to the Class A Members.

ARTICLE VII: INITIAL OFFICERS

The names of the initial officers who are to serve until their successors are elected under the provisions of these Articles of Incorporation and the Bylaws are the following:

Damon Pollard - President
Bill Crawford - Vice-President
Ivan Tarin - Secretary/Treasurer

ARTICLE VIII: INITIAL BOARD OF DIRECTORS

The number of persons constituting the initial Board shall be three (3) and the names and addresses of the members of such first Board, who shall hold office until their respective successors are elected pursuant to the provisions of these Articles of Incorporation and the Bylaws, are the following:

Damon Pollard	151 Southhall Lane, Suite 200 Maitland, FL 32751
Bill Crawford	151 Southhall Lane, Suite 200 Maitland, FL 32751
Ivan Tarin	151 Southhall Lane, Suite 200 Maitland, FL 32751

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ARTICLE IX: BYLAWS

The Bylaws of the Association have been or shall be adopted by the Board of Directors at a duly-called meeting of the Board. Thereafter, the Bylaws may be altered, amended, or rescinded only in the manner provided in the Bylaws.

ARTICLE X: AMENDMENTS

Amendments to these Articles of Incorporation shall be made in the following manner:

(a) Prior to Turnover, the Board of Directors shall be entitled to consider amendments to these Articles of Incorporation and shall approve any such amendments upon not less than a majority vote of the directors (and no vote of the Master Association membership or approval by any party shall be required for such an amendment to become effective, except as may be otherwise specifically required herein).

(b) Subsequent to Turnover, the Board of Directors shall adopt a resolution setting forth the proposed amendment, and the Board shall direct that it be submitted to a vote at a meeting of the Members, which may be either the annual or a special meeting. Written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member of record entitled to vote thereon within the time and in the manner provided herein for the giving of notice of meetings of Members. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting. At such meeting, a vote of the total voting interests eligible to vote thereon shall be taken on the proposed amendment, and the proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the total voting interests in the Master Association.

(c) No amendment to these Articles of Incorporation shall be made which affects any of the rights and privileges provided to Developer under the Governing Documents without the written consent of Developer.

(d) Notwithstanding the foregoing, (1) no amendment to the Bylaws shall be valid which affects any of the rights and privileges provided to Developer without the written consent of Developer as long as Developer shall own any Lots or parcels in the Community, and (2) no amendment which will affect any aspect of the Surface Water Management System located on the Property shall be effective without the prior written approval of the District.

ARTICLE XI: REGISTERED OFFICE AND AGENT

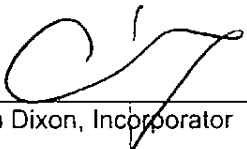
Pursuant to Section 48.091 and Section 607.0501, Florida Statutes, the name and address of the Initial Registered Agent for service of process upon the Association is:

Corporation Service Company
1201 Hays Street
Tallahassee, Florida 32301

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The above address is also the address of the registered office of the Association.

Dated this 11 day of June, 2024.



Kevin Dixon, Incorporator

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 11th day of June, 2024, by Kevin Dixon, ☒ being known to me or ☐ has produced _____ as identification to be the person who executed the foregoing Articles of Incorporation of Towns at Greenleaf Homeowners Association, Inc.

My Commission Expires:

(AFFIX NOTARY SEAL)



TAMI DELGADO
Notary Public
State of Florida
Comm# HH215090
Expires 1/30/2026



(Signature)
Name: Tami Delgado
(Legibly Printed)

Notary Public, State of Florida

HH215090


(Commission Number, if any)

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ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT

The undersigned, having been named as registered agent and to accept service of process for Towns at Greenleaf Homeowners Association, Inc., hereby accepts the appointment as registered agent and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties and is familiar with and accepts the obligations of his position as registered agent.

Corporation Service Company

By: 
Name: AMANDA MILLER
Title: ASST. SECRETARY

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