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**FLORIDA PROFIT/NON PROFIT CORPORATION  
SHANNON ESTATES HOMEOWNERS ASSOCIATION, INC**

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**ARTICLES OF INCORPORATION OF  
SHANNON ESTATES HOMEOWNERS ASSOCIATION, INC.,  
A Florida Corporation Not For Profit**

The undersigned incorporator, a resident of the State of Florida and of full age, hereby makes, subscribes, acknowledges and files with the Department of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit under Chapter 617 of Florida Statutes, and certify as follows:

**ARTICLE I  
NAME**

The name of this corporation is SHANNON ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit, (hereinafter called the "Association" in these Articles.)

**ARTICLE II  
OFFICE AND REGISTERED AGENT**

This Association's registered office is 3203 W Cypress St, Tampa, FL 33607 and its registered agent is Victor W. Holcomb, who maintains a business office at 3203 W Cypress St, Tampa, Florida 33607. Both this Association's registered office and registered agent may be changed from time to time by the Board of Directors as provided by law.

**ARTICLE III  
PURPOSE**

This Association does not contemplate pecuniary gain or profit to its members and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of all common areas and other residence lots within that certain tract of property (hereinafter called the Property) in Hillsborough County, Florida and more particularly described as Shannon Estates.

This Association shall insure the lands in the Shannon Estates hereinafter defined and shall remain an area of high standards, containing residences, improvements and facilities designed primarily for the comfort, convenience and accommodation of its residents.

The Association shall enforce through appropriate legal means the covenants, restrictions, reservations and servitudes outlined in the Declaration of Shannon Estates Homeowner's Association, Inc. as recorded in Hillsborough County Florida and amended from time to time.

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#### ARTICLE IV POWERS

Without limitation this Association is empowered to:

(a) Declaration. Exercise all rights, powers, privileges and perform all duties, of this Association set forth in that certain Declaration of Covenants, Conditions and Restrictions (hereinafter called the Declaration) applicable to the property and recorded or to be recorded in the Public Records of Hillsborough County, Florida and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth in full;

(b) Property. In any lawful manner, acquire, own, hold, improve, manage, operate, maintain, repair, replace, convey, sell, lease, transfer, assign, and otherwise dispose of property of any nature whatsoever, real, personal, or mixed, tangible or intangible, in connection with this Association's affairs, specifically including 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. The Association shall operate, maintain and manage the stormwater management systems in a manner consistent with the requirements of the Southwest Florida Water Management District Permit No. \_\_\_\_\_ and applicable the Southwest Florida Water Management District rules, and shall assist in the enforcement of the restrictions and covenants contained herein.

(c) Assessments. Fix, levy, collect, and enforce by any lawful means all charges or assessments established by, or pursuant to, the Declaration and Florida Statute Section 720.3085; and to use and expend the proceeds of assessments in the exercise of its powers and duties hereunder, including but not limited to the collection of adequate assessments against the members of the Association for the maintenance and operation of stormwater water management system. Such assessments collected for the maintenance and operation of the stormwater management area and mitigation or preservation areas, shall include but not be limited to, funds necessary for work within retention areas, drainage structures and drainage easements.

(d) Costs. Pay all costs, expenses, and obligations lawfully incurred in connection with this Association's affairs including, without limitation, all licenses, taxes, insurance or other governmental charges levied or imposed against this Association's property; and contract for services, such as to provide for operation and maintenance of facilities including surface water management system facilities.

(e) Borrowing. Borrow money and, with the approval of two-thirds of each class of members, mortgage, pledge, deed in trust, hypothecate, assign, grant security interests in, or otherwise transfer any or all of its property as security for money borrowed, debts incurred, or any of its other obligations.

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(f) Dedications. With the approval of three-fourths of the members, dedicate, sell or transfer all or any part of its property to any public agency, authority, or utility for such purposes, and subject to such conditions, as seventy-five percent (75%) of the members determine.

(g) Mergers. With the approval of two-thirds (2/3) of the members, participate in mergers and consolidations with other non-profit corporations organized for similar purposes.

(h) Rules. From time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the Lots, Common Area, and Corporate Property consistent with the rights and duties established by the Declaration and these Articles and governing Members' responsibilities.

(i) General. Have and exercise all common law rights, powers, and privileges and those that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration or these Articles, or reasonably necessary to effectuate the exercise of any right, power, or privilege so granted, and to have and exercise all statutory powers of a homeowner's association under Florida Statute Section 720.

(j) Enforcement. To enforce by legal means the obligations of the members of the corporation; the provisions of the Declaration, and the provisions of a dedication or conveyance of the Corporate Property to the corporation with respect to the use and maintenance thereof; to sue and be sued.

(k) The aforementioned powers shall, except where otherwise expressed, be in no way limited or restricted by reference to, or inference from the terms of any other clause of this or any other article of these Articles of Incorporation, and shall be construed as purposes as well as powers, notwithstanding the expressed enumerations of purposes elsewhere in these Articles.

#### ARTICLE V MEMBERSHIP

Every person who from time to time holds the record fee simple title to, or any undivided fee simple interest in, any Lot that is subject to the provisions of the Declaration is a member of this Association, including contract sellers, but excluding all other persons who hold any interest in any Lot merely as security for the performance of an obligation. An Owner of more than one Lot is entitled to one membership for each Lot owned. Membership is appurtenant to, and may not be separated from, ownership of at least one Lot that is subject to the provisions of the Declaration, and membership may not be transferred other than by transfer of title to such Lot. Each membership is transferred automatically by conveyance of title of a Lot. Members 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

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be members. The vote for such lot shall be exercised as they among themselves determine as evidenced by a certificate signed by all the record lot owners designating which member shall be entitled to vote for said lot. Such certificate shall be self-evidencing upon demand of such proof submitted to the members and shall not be the obligation of the Association to maintain or otherwise validate.

#### ARTICLE VI VOTING RIGHTS

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant (as defined in the Declaration) 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.

Class B. The Class B member shall be the Declarant and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(b) on the anniversary date five years from the date when the first Lot is conveyed to an individual purchaser.

#### ARTICLE VII BOARD OF DIRECTORS

Section 1. This Association's affairs are managed by a Board of Directors initially composed of three (3) Directors. The number of Directors from time to time may be changed by amendment to this Association's By-Laws, but at all times it must be an odd number of three or more but not to exceed five (5). The number of Directors shall remain three (3) until after the Developer turns over control of the Association and the membership undertakes a vote to establish the number of Directors. The initial Directors named below shall serve until this Association's first annual meeting. The term of office for all Directors is one year. Before any such annual meeting, all vacancies occurring on the Board of Directors, if any, will be filled by majority vote of the remaining Directors, even if less than a quorum. Any Director may succeed himself or herself in office. There shall be no term limits. All Directors will be elected by ballot. Each member may cast as many votes for each vacancy as such member has; and the person receiving the largest number of votes cast for each vacancy is elected. Cumulative voting is not permitted. Prior to turnover of control of the Association to the membership, Directors need not be Association members. Subsequent to turnover of control of the Association to the membership, Directors must be Association members.

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Section 2. The names and addresses of the persons who will serve as Directors until their successors have been duly elected and qualify, unless they sooner die, resign, or are removed, are:

Name: Victor W. Holcomb  
Address: 3203 W Cypress St, Tampa, FL 33607

Name: John A. Cordell, Jr.  
Address: 101 Janie St., Ruskin, FL 33570

Name: Susan Cordell  
Address: 101 Janie St., Ruskin, FL 33570

#### ARTICLE VIII INCORPORATOR

The name and residence of the incorporator is: Victor W. Holcomb, 3203 W Cypress St., Tampa, Florida 33609.

#### ARTICLE IX DISSOLUTION

This Association may be dissolved in the manner from time to time provided by the laws of the State of Florida and with the consent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of this Association in any manner other than incident to a merger or consolidation, all of this Association's assets including the control or right of access to the property containing the surface water management system facilities, must be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. If dedication is refused, such assets must be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes. In no event, however, may any assets inure to the benefit of any member or other private individual. The responsibility for the operation and maintenance of the stormwater management system must be transferred to and accepted by an entity which complies with Rule 62-330.310, FAC and Applicants Handbook Volume I Section 12.3, and be approved by the Southwest Florida Water Management District prior to such dissolution.

#### ARTICLE X DURATION

This Association exists perpetually, while its restrictions are subject to the Marketable Record Title Act. At the first board meeting, excluding the organizational meeting, which follows the annual meeting of the members, the board shall consider the desirability of filing notices to preserve the covenants or restrictions affecting the community or association from extinguishment under the Marketable Record Title Act, chapter 712, and to authorize

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and direct the appropriate officer to file notice in accordance with s. 720.3032.

ARTICLE XI  
BY- LAWS

This Association's By-Laws initially will be adopted by the Board of Directors. Thereafter, the By-Laws may be altered, amended, or rescinded with the approval of a majority of each class of members, except as to those provisions for Amendment to the By Laws which are provided in the Declaration or any Supplemental Declaration in which case those provisions shall control such Amendments.

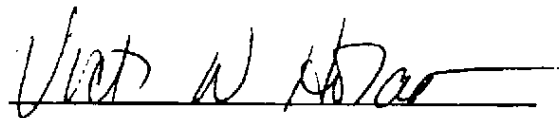
ARTICLE XII  
AMENDMENTS

Amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, provided that each such amendment must have the approval in writing of two thirds (2/3) of the entire membership, except as to those provisions for Amendment which are provided in the Declaration or any Supplemental Declaration in which case those provisions shall control such Amendments. To be effective, any amendment shall be recorded in the Public Records of Hillsborough County, Florida.

ARTICLE XIII  
INTERPRETATION

Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of the Articles. Without limitation, all terms defined in the Declaration have the same meaning where used in these Articles. By subscribing and filing these Articles, the incorporators intend its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 19 day of August, 2024.

A handwritten signature in black ink, appearing to read "Victor W. Holcomb", is written over a horizontal line.

Victor W. Holcomb, Incorporator

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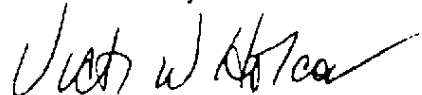
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**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA AND NAMING THE  
REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

Shannon Estates Homeowners Association, Inc. desiring to organize under the laws of the State of Florida, as a corporation not for profit with its principal office, as indicated in its Articles of Incorporation, at 3203 W Cypress St, Tampa, FL 33607, County of Hillsborough, State of Florida, has named Victor W. Holcomb, whose business offices is 3203 W Cypress St, Tampa, FL 33607, as its registered agent to accept service of process within Florida.

**ACCEPTANCE**

Having been named to accept service of process for the foregoing corporation at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes, including the duties and obligations imposed by Section 617.0503, relative to the proper and complete performance of my duties.

  
\_\_\_\_\_  
Victor W. Holcomb

Date: 8/19/24

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