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## COVER LETTER

Department of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, FL 32314

**SUBJECT:** Wisteria Townhomes Homeowners Association, Inc.

**(PROPOSED CORPORATE NAME – MUST INCLUDE SUFFIX)**

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☐ \$70.00  
Filing Fee

☐ \$78.75  
Filing Fee &  
Certificate of  
Status

☐ \$78.75  
Filing Fee  
& Certified Copy

☒ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

**FROM:** Randall W. Stallard  
Name (Printed or typed)

440 Spring Garden Avenue  
Address

Deleon Springs, FL 32130  
City, State & Zip

407 468-8431  
Daytime Telephone number

r.stallard@atlashomesllc.com

E-mail address: (to be used for future annual report notification)

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**NOTE: Please provide the original and one copy of the articles.**

**EXHIBIT B**

**ARTICLES OF INCORPORATION  
OF  
WISTERIA TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**

original

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, a resident of Florida and of full age, for the purpose of forming a corporation not for profit does hereby certify:

**ARTICLE I**  
**NAME OF CORPORATION**

The name of the corporation shall be **Wisteria Townhomes Homeowners Association, Inc.** (the "Association").

**ARTICLE II**  
**PRINCIPAL OFFICE**

The principal office of the Association is located at 440 Spring Garden Ave, DeLeon Springs, FL 32130.

**ARTICLE III**  
**INITIAL REGISTERED OFFICE AND AGENT**

The initial registered office of the Association shall be located at 440 Spring Garden Ave, DeLeon Springs, FL 32130, and the initial registered agent of the Association shall be Randall W. Stallard. The Association may change its registered agent or the location of its registered office, or both, from time to time, with amendment of these Articles of Incorporation.

**ARTICLE IV**  
**PURPOSE OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is organized and for which it is to be operated are to provide for maintenance, preservation, and care of the property of the Association, and to provide architectural control of the residences, lots and common area within that certain tract of property (the "**Property**") described in the Declaration of Covenants, Conditions and Restrictions of Wisteria Townhomes Homeowners Association, Inc., a Florida corporation not-for-profit, recorded or to be recorded in the Office of the Clerk of the Circuit Court, Volusia County, Florida (the "**Declaration**") and as the same may be amended from time to time as therein provided, and to promote the health and welfare of the residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for these purposes.

**ARTICLE V**  
**BOARD OF DIRECTORS**

The affairs of the Association shall be managed by a board of not less than three (3) directors nor more than five (5), who need not be members of the Association (the “**Board**”). The manner in which the directors are elected or appointed is as stated in the bylaws of the Association (the “**Bylaws**”). The initial number of directors shall be three (3) and may be changed by amendment of the Bylaws. The names and addresses of the persons who are to act in the capacity of directors until the election of their successors are:

**Randall W. Stallard** - 440 Spring Garden Ave  
Deleon Springs, FL 32130

**Thomas Robinson** - 440 Spring Garden Ave  
Deleon Springs, FL 32130

**John Wine** - 440 Spring Garden Ave  
Deleon Spring, FL 32130

**ARTICLE VI**  
**POWERS OF THE ASSOCIATION**

The Association shall have all the powers, rights and privileges which a not-for-profit corporation organized under Chapter 617, Florida Statutes, by law may now or hereafter have or exercise.

In addition to the powers set forth above, the Association shall have all of the powers and duties reasonably necessary to operate the Property pursuant to the Declaration and as more particularly described in the Bylaws, as they may be amended from time to time, including, but not limited to, the following:

1. To perform all the duties and obligations of Association set forth in the Declaration and Bylaws, as herein provided.
2. To enforce, by legal action or otherwise, the provisions of the Declaration and Bylaws and of all rules, regulations, covenants, restrictions and agreements governing or binding Association and the Property.
3. To operate, maintain and manage the common area and surface water management system for the Property in a manner consistent with the St. Johns River Water Management District (the “**District**”) Permit(s) requirements and applicable District rules, and shall assist in the enforcement of the covenants and restrictions in the Declaration which relate to the surface water management system.

4. To require all owners of residential lots within the Property to be members of the Association.

5. To levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water management system.

6. To fix, levy, collect and enforce payment, by any lawful means, of all assessments pursuant to the terms of the Declaration, these Articles and Bylaws.

7. To pay all operating costs, including, but not limited to, all licenses, taxes or governmental charges levied or imposed against the Property.

8. To own, acquire (by gift, purchase or otherwise), annex, hold, improve, build upon, operate, maintain, convey, grant rights and easements, sell, dedicate, lease, transfer or otherwise dispose of real or personal property in connection with the functions of Association, except as limited by the Declaration.

9. To borrow money, and to mortgage, pledge or hypothecate any or all of its real or personal property as security for money or debts incurred.

10. To dedicate, grant, license, lease, concession, create easements upon, sell or transfer all or any part of the Association's property, to any public agency, entity, authority, utility or other person or entity for such purposes and subject to such conditions as it determines and as provided in the Declaration.

11. To participate in mergers and consolidations with other non-profit corporations organized for the same purposes.

12. To establish, adopt, publish, promulgate or enforce rules, regulations, covenants, restrictions or agreements governing the Association, the Property as provided in the Declaration and to effectuate all of the purposes for which the Association is organized.

13. To have and to exercise any and all powers, rights and privileges which a not-for-profit corporation organized under the Laws of the State of Florida may now, or hereafter, have or exercise, and to take any other action necessary for the purposes for which the Association is organized.

14. To employ personnel and retain independent contractors to contract for management of the Association and the Property as provided in the Declaration and to delegate in such contract all or any part of the powers and duties of the Association.

15. To contract for services to be provided to, or for the benefit of, the Association, members of the Association, and the Property as provided in the Declaration such as, but not limited to, telecommunication services, maintenance, garbage pick-up, and utility services.

16. To establish committees and delegate certain of its functions to those committees.
17. To sue and be sued in the name of the Association.

## ARTICLE VII MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject to the Declaration, including contract sellers, shall be a member of the Association with the voting rights described herein. The foregoing shall not include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association.

## ARTICLE VIII VOTING RIGHTS

The Association shall have two classes of voting membership with the relative rights and preferences as follows:

Class A: "**Class A Members**" shall be all owners of any lot shown upon any recorded plat of the Property (the "**Lot**" or "**Lots**") with the exception of Developer prior to Turnover (each as defined in the Declaration). Each Class A Member shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, each such person shall be members, however, the vote for such Lot shall be exercised as they collectively determine, and in no event shall more than one vote be cast with respect to such a Lot.

Class B: The "**Class B Member**" shall be the Developer, or its specifically designated (in writing) successor(s) or assign(s). The Class B Member shall be entitled to the total number of votes of all Class A Members from time to time plus one (1) vote; provided, however, that the Class B Membership shall cease and convert to Class A Membership on the happening of any of the following events, whichever shall first occur:

1. Three (3) months after ninety percent (90%) of the Lots in all phases of the community that will ultimately be operated by the Association have been conveyed to Class A Members; or
2. Developer, in its sole and absolute discretion, elects to terminate its Class B membership by written notice of such election delivered to the Association (whereupon the Class A Members shall be obligated to elect the Board and assume control of the Association).

Notwithstanding that there shall be two (2) classes of voting membership in the Association, voting shall be based upon the votes cast by the Members as a whole; not on votes cast by or within each class of voting membership.

**ARTICLE IX**  
**DISSOLUTION**

The Association may be dissolved upon the affirmative vote (in person or by proxy) or written consent or any combination thereof, of members holding not less than a majority of the total votes of the Association. 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 or to any non-profit corporation, association, or other organization to be used for purposes similar to those for which this Association was created.

In the event of termination, dissolution, or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an appropriate governmental unit or public utility or a non-profit corporation similar to the Association approved in writing by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

**ARTICLE X**  
**COMMENCEMENT AND DURATION OF CORPORATE EXISTENCE**

The Association shall commence corporate existence on the date of filing of these Articles of Incorporation with the Florida Secretary of State. The Association shall exist in perpetuity.

**ARTICLE XI**  
**AMENDMENTS**

The Association shall have the right to amend these Articles of Incorporation at any time upon the affirmative vote (in person or by proxy) or written consent or any combination thereof, of members holding not less than a majority of the total votes of the Association. No amendment shall make any changes in the qualifications for membership nor the voting rights of the members, without approval in writing by all members and the joinder of all record owners of mortgages upon the Lots. No amendment shall be made that is in conflict with Florida law or the Declaration unless the latter is amended to conform to the same.

**ARTICLE XII**  
**BYLAWS**

The Bylaws shall be adopted by the Board at the first meeting of directors, and may be altered, amended or rescinded thereafter in the manner provided in the Bylaws.

**ARTICLE XIII**  
**INDEMNIFICATION**

In addition to any rights and duties under applicable law, this Association shall indemnify and hold harmless all its directors, officers, employees, and agents, and former directors, officers, employees,

and agents from and against all liabilities and obligations, including attorneys' fees, incurred in connection with any actions taken or failed to be taken by said directors, officers, employees, and agents in their capacity as such except for willful misconduct or gross negligence.

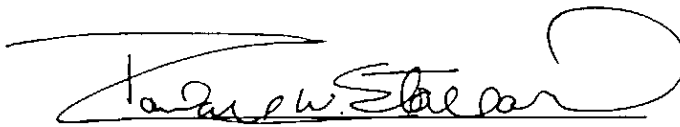
**ARTICLE XIV**  
**INCORPORATOR**

The name and address of the incorporator of these Articles of Incorporation is:

**Kentucky and Garfield, LLC, a Florida limited liability corporation**  
**440 Spring Garden Ave**  
**Deleon Springs, Florida 32130**

**IN WITNESS WHEREOF**, for the purpose of forming this corporation under the laws of Florida, the undersigned, constituting the sole incorporator of this Association, has executed these Articles of Incorporation this 11<sup>th</sup> day of September 2024.

**Incorporator:**  
**Kentucky and Garfield, LLC**  
**a Florida limited liability company**

  
**Print: Randall W. Stallard**  
**Manager**

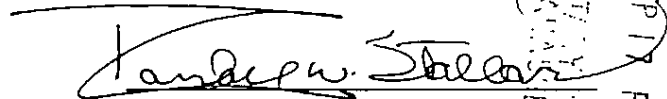
**CERTIFICATE DESIGNATING PLACE OF BUSINESS FOR THE  
SERVICE OF PROCESS WITHIN FLORIDA AND REGISTERED AGENT  
UPON WHOM PROCESS MAY BE SERVED**

In compliance with the laws of Florida, the following is submitted:

**Wisteria Townhomes Homeowners Association, Inc.**, desiring to organize as a corporation under the laws of the State of Florida with its registered office and principal place of business at 440 Spring Garden Ave, DeLeon Springs, FL 32130, has named and designated Randall W. Stallard as its Registered Agent to accept service of process within the State of Florida.

**ACKNOWLEDGEMENT**

Having been named to accept service of process for **Wisteria Townhomes Homeowners Association, Inc.**, at the place designated in this Certificate, I am familiar with the duties and obligations of a Registered Agent under Florida Law and I hereby agree to act in this capacity and to comply with the provisions of all statutes relating to the proper and complete performance of my duties.

  
Randall W. Stallard, Registered Agent

Dated this 11<sup>th</sup> day of September, 2024.

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