

N47815

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(City/State/Zip/Phone #)

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(Business Entity Name)

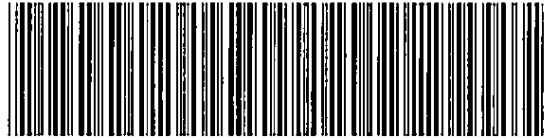
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JUL 22 2024

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2024 JUL 22 10:31



FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS

**INSTRUCTIONS FOR RESTATED ARTICLES OF INCORPORATION**

The following are instructions, a cover letter and sample restated articles of incorporation pursuant to Chapter 617 Florida Statutes (F.S.).

**NOTE: THIS IS A BASIC FORM MEETING MINIMAL REQUIREMENTS FOR FILING RESTATED ARTICLES OF INCORPORATION.**

The Division of Corporations strongly recommends that corporate documents be reviewed by your legal counsel. The Division is a filing agency and as such does not render any legal, accounting, or tax advice.

If changing the entity name, a preliminary search for name availability can be made on the Internet through the Division's records at [www.sunbiz.org](http://www.sunbiz.org). Preliminary name searches are no longer available from the Division of Corporations. You are responsible for any name infringement that may result from your corporate name selection.

Pursuant to Chapter 617 F.S., the restated articles of incorporation **must** set forth the following:

- 1: The name of the corporation.
- 2: The text of the restated articles of incorporation.
- 3: Whether the restatement contains an amendment requiring member approval and if it does not, a statement the board of directors adopted the restatement
4. Or a statement the amendment requires member approval and the date of adoption and the statements required by 617.1006

**An Effective Date:** An effective date **may** be added to the Restated Articles of Incorporation, otherwise the date of receipt will be the file date. (An effective date can not be more than ninety (90) days after the date of filing).

**The fees for filing a restated articles of a profit corporation are:**

Filing Fee	\$35.00
Certified Copy (optional)	\$ 8.75 (plus \$1 per page for each page over 8, not to exceed a maximum of \$52.50).
Certificate of Status (optional)	\$ 8.75

**Make checks payable to: Florida Department of State**

**Mailing Address:**

Amendment Section  
Department of State  
Division of Corporations  
P.O. Box 6327  
Tallahassee, FL 32314  
(850) 245-6050

**Street Address:**

Amendment Section  
Department of State  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303  
(850) 245-6050

## COVER LETTER

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

SUBJECT: EL REY R.O. ASSOCIATION, INC.

CORPORATE NAME

Enclosed are an original and one (1) copy of the restated articles of incorporation and a check for:

☒ \$35.00      ☐ \$43.75  
Filing Fee      Filing Fee  
                         & Certificate of Status

☐ \$43.75      ☐ \$52.50  
Filing Fee      Filing Fee,  
& Certified Copy      Certified Copy  
                         & Certificate of  
                         Status  
**ADDITIONAL COPY REQUIRED**

FROM: Marielle Westerman, Esq.

Name (Printed or typed)

360 Central Ave., Ste. 800

Address

St. Petersburg, FL 33703

City, State & Zip

727-290-2520

Daytime Telephone number

mwesterman@westerman.law

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

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

In compliance with Chapter 617, F.S. (Not for Profit)

The name of the corporation is:

.....

The text of the Restated Articles is as follows:

**ARTICLE III OFFICERS AND/OR DIRECTORS (optional)**

**If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:**

*(Attach additional sheets, if necessary)*

*Please note the officer/director title by the first letter of the office title:*

*P = President; V = Vice President; T = Treasurer; S = Secretary; D = Director; TR = Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.*

*Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.*

**Example:**

<input checked="" type="checkbox"/> Change	<u>PT</u>	<u>John Doe</u>
<input type="checkbox"/> Remove	<u>V</u>	<u>Mike Jones</u>
<input checked="" type="checkbox"/> Add	<u>SV</u>	<u>Sally Smith</u>

<u>Type of Action</u> (Check One)	<u>Title</u>	<u>Name</u>	<u>Address</u>
1) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
2) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
3) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
4) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
5) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____
6) <input type="checkbox"/> Change	_____	_____	_____
<input type="checkbox"/> Add			_____
<input type="checkbox"/> Remove			_____

The name and Florida street address (P.O. Box **NOT** acceptable) of the registered agent is:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

*Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity*

\_\_\_\_\_  
Required Signature/Registered Agent

\_\_\_\_\_  
Date

**ARTICLE VI ARTICLE CONSOLIDATION**

These adopted restated articles of incorporation supersede the original articles of incorporation and all amendments to them.

**ARTICLE VII REQUIRED ADOPTION INFORMATION**

**Adoption of Amendment(s) (CHECK ONE)**

☒ These restated articles of incorporation contain an amendment to the articles of incorporation which required member approval. The date of adoption of the amendments was 4/25/24, and the votes cast were sufficient for approval

☐ These restated articles of incorporation were adopted by the board of directors.

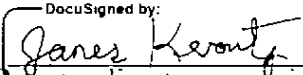
**ARTICLE VIII EFFECTIVE DATE:**

Effective date, if other than the date of filing: \_\_\_\_\_ (OPTIONAL)  
(If an effective date is listed, the date must be specific and cannot be more than 90 days after the filing.)

**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

*I submit this document and affirm that the facts stated herein are true. I am aware that the false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.*

Dated: 6-19-24

Signature:  \_\_\_\_\_  
(By DocuSigned by: James Krantz)  
(By a director, president or other officer – if directors or officers have not been selected, by an incorporator – if in the hands of a receiver, trustee or other court appointed fiduciary by that fiduciary)

James Krantz  
(Typed or printed name of person signing)

President  
(Title of person signing)

I#::2024148885 BK: 22827 PG: 1999, 06/11/2024 at 02:30 PM, RECORDING 7 PAGES  
\$61.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY  
DEPUTY CLERK: clk105364

**CERTIFICATE OF AMENDMENT  
TO THE ARTICLES OF INCORPORATION  
OF EL REY R.O. ASSOCIATION, INC.**

The undersigned officers of El Rey R.O. Association, Inc. ("Association"), the corporation in charge of the operation and control of EL Rey R.O. Association, according to the Declaration of Master Form Proprietary Lease of EL Rey R.O. Association, Inc. ("MFOA"), thereof as recorded in Official Records Book 7878, Page 1548 and Book 7878, Page 1684, et seq., of the Public Records of Pinellas County, Florida, hereby certify that the following attached Amended and Restated Articles of Incorporation were proposed and approved by at least a majority of the shareholders of the Association voting at a membership meeting held on 4/25/24. The undersigned further certify that the amendment was proposed and approved in accordance with the cooperative association documentation and applicable law.

IN WITNESS WHEREOF, El Rey R.O. Association, Inc. has caused this Certificate to be executed in its name on this 20th day of May 2024.

Witness

By: Brandy Smith  
(name, typed or printed)

El Rey R.O. Association,  
Inc.

By: James Krantz  
Signature

Witness

Signature: Brandy Smith

James Krantz

President (name, typed or printed)

Witness

By: Darrell Rodney Smith  
(name, typed or printed)

ATTEST: Jeffery Palmer

By: \_\_\_\_\_  
Signature

Witness Darrell Rodney Smith  
Signature: \_\_\_\_\_

Jeffery Palmer

Secretary (name, typed or printed)

STATE OF FLORIDA

COUNTY OF Duval

Sworn to or affirmed and subscribed before me by means of ☐ physical presence or ☒ online notarization, this 20th day of May, 2024, by James Krantz (name of person making statement).

☐ Personally Known  
☒ Produced Identification

Darrell Rodney Smith

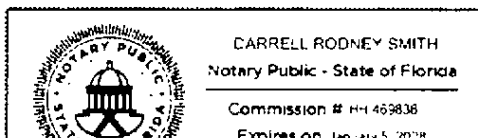
(Signature of Notary Public- State of Florida)

DRIVER LICENSE

Type of Identification Produced \_\_\_\_\_

Darrell Rodney Smith

(Print, Type, or Stamp Commissioned Name of Notary Public)





**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF  
EL REY R.O. ASSOCIATION, INC.**

2024 JUN 11 11:01

These are the Amended and Restated Articles of Incorporation of EL Rey R.O. Association, Inc.

1. **NAME.** The name of the corporation is EL Rey R.O. Association, Inc. For convenience, the corporation is referred to in this instrument as the "Association," the Declaration of Master Form Proprietary Lease as "Declaration," these Articles of Incorporation as the "Articles," and the Bylaws of the Association as the "Bylaws."

2. **PURPOSE.** The purpose for which the Association is organized is to provide an entity for the operation of that certain cooperative located in Pinellas County, Florida, and known as EL Rey R.O. (the "Cooperative") as well as the Common Areas of the Association.

3. **DEFINITIONS.** The terms used in these Articles has the same definitions and meaning as those set forth in the Declaration and Chapter 719, Florida Statutes, unless herein provided to the contrary, or unless the context otherwise requires.

4. **POWERS.** The powers of the Association include the following:

4.1 **General.** The Association has all of the common-law and statutory powers of a corporation not for profit under the laws of Florida that are not in conflict with the provisions of the Declaration, these Articles or of Chapter 719, Florida Statutes.

4.2 **Enumeration.** The Association has all the powers set forth in Chapters 617 and 719, Florida Statutes except as limited by the Declaration, these Articles, and the Bylaws (all as amended from time to time), and all of the powers reasonably necessary to operate the Cooperative and Common Areas including but not limited to the following:

4.2.1 To make and collect Assessments and other Charges against Members as Unit Owners, and to use the proceeds thereof in the exercise of its powers and duties.

4.2.2 To buy, own, operate, lease, sell, and trade both real and personal property as may be necessary or convenient in the administration of the Association and the operation of the Common Areas and Cooperative.

4.2.3 To maintain, repair, replace, reconstruct, add to, and operate the Common Areas, Cooperative Property and other property acquired or leased by the Association.

4.2.4 To purchase insurance upon the Common Areas and Cooperative Property

and insurance for the protection of the Association, its Officers, Directors, Committee members, and Members as Unit Owners.

**4.2.5** To make and amend Rules and Regulations concerning the transfer, use, appearance, maintenance, and occupancy of the Units, Common Areas, Limited Common Areas and Association Property, and to enact rules, policies, and resolutions pertaining to the operation of the Association, subject to any limitations contained in the Declaration.

**4.2.6** To approve or disapprove the leasing, transfer, mortgaging, ownership, and possession of Units as may be provided by the Declaration

**4.2.7** To enforce by legal means the provisions of Chapter 719, Florida Statutes, other applicable laws, the Declaration, these Articles, the Bylaws, the Rules and Regulations, and the policies of the Association.

**4.2.8** To contract for the management of the Common Areas and Cooperative and any facilities used by the Members, and to delegate to the party with whom such contract has been entered into all of the powers and duties of the Association except those which require specific, non-delegable approval of the Board or the membership of the Association.

**4.2.9** To employ personnel to perform the services required for proper operation of the Common Areas and Cooperative.

**4.2.10** To make contracts and incur liabilities, borrow money at such rates of interest as the Board may determine, issue its notes, bonds, and other obligations, and secure any of its obligations by mortgage and pledge of all or any of its property, franchises, Assessments, special assessments, income or rights.

**4.3 Common Areas and Cooperative Property.** All funds and the titles of all properties acquired by the Association and their proceeds shall be held for the benefit of the Members in accordance with the provisions of Chapter 719, Florida Statutes, the Declaration, these Articles and the Bylaws.

**4.4 Distribution of Income.** The Association shall make no distribution of income to its Members, Directors or Officers. This provision shall not apply to the distribution of insurance proceeds as provided in the Declaration, nor the distribution of proceeds affiliated with termination or condemnation, as provided in the Declaration and the Chapter 719, Florida Statutes, nor reimbursement for expenses as may be authorized by the Board.

**4.5 Limitation.** The powers of the Association are subject to and shall be exercised in accordance with the provisions of the Declaration, these Articles, the Bylaws and Chapter 719, Florida Statutes.

**5. MEMBERS.** The Members of the Association consist of all of the record owners of a Membership Certificate in the Association and holder of an Occupancy Agreement, and after

termination of the Cooperative shall consist of those who were Members at the time of the termination and their successors and assigns. If transfer of a Unit has occurred without approval of the Association, and if in contravention of the provisions of the Declaration, the Association need not recognize a record Owner as the "Member," unless the Association chooses to ratify or waive its objection to the transfer of title.

**5.1 Assignment.** The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated, pledged or transferred in any manner except as an appurtenance to the Unit for which that share is held.

**5.2 Voting.** All votes shall be exercised or cast in the manner provided by the Declaration and By-Laws.

**5.3 Meetings.** The Bylaws shall provide for an annual meeting of Members, and may make provision for regular and special meetings of Members other than the annual meeting.

**6. TERM OF EXISTENCE.** The Association has perpetual existence.

**7. OFFICERS.** The affairs of the Association shall be administered by the Officers designated in the Bylaws. The Officers shall be elected by the Board of the Association at its first meeting following the annual meeting of the Members of the Association and shall serve at the pleasure of the Board. The Bylaws may provide for the removal from office of Officers, for filling vacancies, and for the duties of the Officers.

**8. BOARD OF DIRECTORS.**

**8.1 Number and Qualification.** The property, business and affairs of the Association shall be managed by a Board consisting of the number of Directors determined by the Bylaws, but which shall consist of five (5) Directors.

**8.2 Duties and Powers.** All of the duties and powers of the Association existing under Chapter 719, Florida Statutes, the Declaration, these Articles, the Bylaws and the Rules and Regulations (all as amended from time to time) shall be exercised exclusively by or under the direction of the Board, as provided in the Bylaws, subject only to approval by Members when such approval is specifically required.

**8.3 Election; Removal.** Directors of the Association shall be elected at the annual meeting of the Members in the manner determined by the Bylaws. Directors may be removed and vacancies on the Board shall be filled in the manner provided by the Bylaws.

**9. BYLAWS.** The Bylaws of the corporation may be altered, amended, or repealed in the manner provided in the Bylaws.

**10. AMENDMENTS.** These Articles may be amended in the following manner:

**10.1 Proposal of Amendments.** An amendment may be proposed by the President of

the Association, the Directors, or by twenty-five percent (25%) of the entire Voting Interests.

**10.2 Proposed Amendment Format.** Proposals to amend existing Articles of Incorporation shall contain the full text of the Article to be amended. New words shall be underlined and words to be deleted shall be ~~lined through~~. If the proposed change is so extensive that this procedure would hinder rather than assist understanding, a notation must be inserted immediately preceding the proposed amendment saying, "SUBSTANTIAL REWORDING OF ARTICLE. SEE ARTICLE NUMBER \_\_\_\_ FOR PRESENT TEXT."

**10.3 Notice** Written notice setting forth the proposed amendment or a summary of the changes shall be included in the notice of any meeting at which a proposed amendment is to be considered or in connection with documentation for action without a meeting.

**10.4 Adoption of Amendments.** A resolution for the adoption of a proposed amendment may be adopted by a vote of at least a majority (51%) of the Voting Interests of the Association present (in person or by proxy) and voting at a duly noticed meeting at which a quorum has been attained, or by the written agreement of at least a majority (51%) of the entire Voting Interests. Amendments correcting errors, omissions, scrivener's errors, violations of applicable law, conflicts between the Condominium Documents, or if determined necessary and desirable by the Board to comply with the requirements of the secondary mortgage market or any Federal or State law, may be executed by the Officers of the Association, upon Board approval, without need for Association membership vote.

**10.5 Effective Date.** An amendment when adopted shall become effective after being recorded in the Pinellas County Public Records according to law and filed with the Secretary of State according to law.

**10.6 Automatic Amendment.** These Articles shall be deemed amended, if necessary, so as to make the same consistent with the provisions of the Declaration. Whenever Chapter 719, Florida Statutes, Chapter 617, Florida Statutes or other applicable statutes or administrative regulations, as amended from time to time, are amended to impose procedural requirements less stringent than set forth in these Articles, the Board may operate the Association pursuant to the less stringent requirements without the need to change these Articles. The Board, without a vote of the Members, may also adopt by majority vote, amendments to these Articles of Incorporation as the Board deems necessary to comply with such operational changes as may be enacted by future amendments to Chapter 617 and Chapter 719, Florida Statutes, or such other statutes or administrative regulations as required for the operation of the Association, all as amended from time to time.

**10.7 Proviso.** No amendment shall change the configuration of any Unit or the share in the Common Areas appurtenant to it, or increase the Owner's proportionate share of the Common Expenses, unless the record Owner of the Unit concerned and all record owners of the mortgages on such Unit shall join in the execution of the amendment, and all other Members approve the amendment.

## 11. INDEMNIFICATION.

**11.1 Indemnity.** The Association shall indemnify any Officer, Director, or Committee member who was or is a party or is threatened to be made a party to any threatened, pending, or contemplated action, suit or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that he is or was a Director, Officer, or Committee member of the Association, against expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by him in connection with such action, suit, or proceeding, unless (i) a court of competent jurisdiction finally determines, after all appeals have been exhausted or not pursued by the proposed indemnitee, that he did not act in good faith or in a manner he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, and (ii) such court also determines specifically that indemnification should be denied. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of *nolo contendere* or its equivalent shall not, of itself, create a presumption that the person failed to act in good faith and in a manner which he reasonably believed to be in or not opposed to the best interest of the Association, and with respect to any criminal action or proceeding, had reasonable cause to believe that his conduct was unlawful. It is the intent of the membership of the Association, by the adoption of this provision, to provide the most comprehensive indemnification possible to their Officers, Directors, and Committee members as permitted by Florida law. In the event of a settlement, the right to indemnification shall not apply unless the Board approves such settlement as being in the best interest of the Association.

**11.2 Defense.** To the extent that a Director, Officer, or Committee member of the Association has been successful on the merits or otherwise in defense of any action, suit, or proceeding referred to in Section 11.1, or in defense of any claim, issue, or matter therein, he shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually and reasonably incurred by him in connection therewith.

**11.3 Advances.** Reasonable expenses incurred in defending a civil or criminal action, suit, or proceeding shall be paid by the Association in advance of the final disposition of such action, suit, or proceeding upon receipt of an undertaking by or on behalf of the affected Director, Officer, or Committee member to repay such amount if it shall ultimately be determined that he is not entitled to be indemnified by the Association as authorized by this Article 11. However, if the Board, by majority vote, determines that the person seeking advancement did not act in good faith or in a manner he reasonably believed to be in or not opposed to the best interest of the Association, and, with respect to any criminal action or proceeding, that he had reasonable cause to believe his conduct was unlawful, the Association shall not be obligated to pay for any expenses incurred prior to the final disposition of the subject action.

**11.4 Miscellaneous.** The indemnification provided by this Article 11 shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any Bylaw, agreement, vote of Members, or otherwise, and shall continue as to a person who has

ceased to be a Director, Officer, or Committee member and shall inure to the benefit of the heirs and personal representatives of such person

**11.5 Insurance.** The Association has the power to purchase and maintain insurance on behalf of any person who is or was a Director, Officer, Committee member, employee, or agent of the Association, or a Director, Officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the duty to indemnify him against such liability under the provisions of this Article.

**JOINDER AND CONSENT TO REVIVED DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF  
HAMPTON COVE AT FOX HOLLOW  
HOMEOWNERS ASSOCIATION, INC.**

The undersigned, Owner(s) or Designated Voting Member for Lot Number 110 according to the plats of The Villages at Fox Hollow West, as applicable, recorded in the Official Records of Pasco County, Florida, also given the address of 9133 DEMARET CT., NEW PORT RICHEY, FL 34655, during the special meeting of the members of the Association held on June 15, 2024 at 10:00 A.M. at 1038 Toski Dr., Trinity FL 34655, do/does hereby consent to and agree to revive the Declaration of Covenants and Restrictions.

**A COPY OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ALONG WITH THE IDENTITY OF EACH PARCEL, A GRAPHIC DEPICTION OF THE PROPERTY AND THE EXISTING ARTICLES OF INCORPORATION AND BYLAWS ARE ATTACHED HERETO.**

  
\_\_\_\_\_  
Signature of MARCOS D TORRES

6-10-24  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of AURORA TORRES

6-10-24  
\_\_\_\_\_  
Date

The Organizing Committee is comprised of:

Rick Peck  
1007 Toski Dr.  
Trinity, FL 34655  
813-541-3939

Al Asensio  
1011 Toski Dr.  
Trinity, FL 34655  
727-858-1476

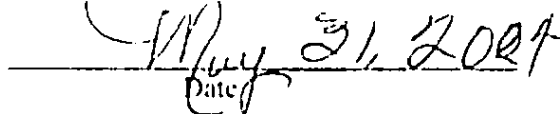
John Sheldon  
1038 Toski Dr.  
Trinity, FL 34655  
727-534-5454

**JOINDER AND CONSENT TO REVIVED DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF  
HAMPTON COVE AT FOX HOLLOW  
HOMEOWNERS ASSOCIATION, INC.**

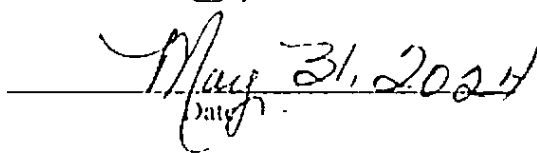
The undersigned, Owner(s) or Designated Voting Member for Lot Number 111 according to the plats of The Villages at Fox Hollow West, as applicable, recorded in the Official Records of Pasco County, Florida, also given the address of 9136 DEMARET CT., NEW PORT RICHEY, FL 34655, during the special meeting of the members of the Association held on June 15, 2024 at 10:00 A.M. at 1038 Toski Dr., Trinity FL 34655, do/does hereby consent to and agree to revive the Declaration of Covenants and Restrictions.

**A COPY OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ALONG WITH THE IDENTITY OF EACH PARCEL, A GRAPHIC DEPICTION OF THE PROPERTY AND THE EXISTING ARTICLES OF INCORPORATION AND BYLAWS ARE ATTACHED HERETO.**

  
Signature of HOWARD D HARRISON

  
Date

  
Signature of NANCY C HARRISON

  
Date

The Organizing Committee is comprised of:

Rick Peck  
1007 Toski Dr.  
Trinity, FL 34655  
813-541-3939

Al Asensio  
1011 Toski Dr.  
Trinity, FL 34655  
727-858-1476

John Sheldon  
1038 Toski Dr.  
Trinity, FL 34655  
727-534-5454




**JOINDER AND CONSENT TO REVIVED DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS OF  
HAMPTON COVE AT FOX HOLLOW  
HOMEOWNERS ASSOCIATION, INC.**

The undersigned, Owner(s) or Designated Voting Member for Lot Number 108 according to the plats of The Villages at Fox Hollow West, as applicable, recorded in the Official Records of Pasco County, Florida, also given the address of 9145 DEMARET CT., TRINITY, FL 34655, during the special meeting of the members of the Association held on June 15, 2024 at 10:00 A.M. at 1038 Toski Dr., Trinity FL 34655, do/does hereby consent to and agree to revive the Declaration of Covenants and Restrictions.

**A COPY OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ALONG WITH THE IDENTITY OF EACH PARCEL, A GRAPHIC DEPICTION OF THE PROPERTY AND THE EXISTING ARTICLES OF INCORPORATION AND BYLAWS ARE ATTACHED HERETO.**

  
Signature of BEVERLY ANN CROUSE, TRUSTEE

  
Date

The Organizing Committee is comprised of:

Rick Peck  
1007 Toski Dr.  
Trinity, FL 34655  
813-541-3939

Al Asensio  
1011 Toski Dr.  
Trinity, FL 34655  
727-858-1476

John Sheldon  
1038 Toski Dr.  
Trinity, FL 34655  
727-534-5454