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**COR AMND/RESTATE/CORRECT OR O/D RESIGN
BISHOPS GATE HOMEOWNERS' ASSOCIATION, INC.**

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AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF

BISHOPS GATE HOMEOWNERS' ASSOCIATION, INC.

The undersigned natural persons of legal age, by these Amended and Restated Articles of Incorporation, acting as incorporator(s), associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes, and certify as follows:

ARTICLE I. NAME

The name of the corporation shall be Bishops Gate Homeowners' Association, Inc. and its registered office, principal office and mailing address shall be 26945 Bella Vista Drive, Howey-in-the-Hills, Florida 34737. For convenience, the corporation shall be referred to in this instrument as the "Association".

The name of the current registered agent of this corporation at such address is Andrew Summers, who by execution hereof acknowledges that he is familiar with and accepts the duties and responsibilities as registered agent for said corporation.

ARTICLE II. PURPOSE

2.1 The primary purpose for which the Association is organized is to promote the safety, welfare and health of the residents within BELLA VISTA, according to the Plat thereof recorded in Plat Book 30, Pages 56-60, Public Records of Lake County, Florida, a subdivision in Lake County, Florida, and to preserve and maintain the properties contained within said subdivision pursuant to the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Bella Vista Golf & Yacht Club, Inc., recorded in O.R. Book 1082, Page 1623, Public Records of Lake County, Florida (the "Declaration") as amended and restated in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Bella Vista, recorded on October 15, 2014, in O.R. Book 4539, Page 1597, Public Records of Lake County, Florida, and as said Declaration may be amended and restated subsequent to the date hereof.

2.2 The Association shall make no distributions on income to its members, directors or officers.

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ARTICLE III. POWERS

In furtherance of the above-described Purpose, the powers of the Association shall include and be governed by the following provisions:

3.1 The Association shall have all the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles or the Declaration of Covenants, Conditions and Restrictions.

3.2 The Association shall have all of the powers and duties reasonably necessary to operate the Association pursuant to the Declaration of Covenants, Conditions and Restrictions as presently drafted and as it may be amended from time to time, including but not limited to the following:

(a) To affix, levy and collect all charges and assessments against members, and enforce payment thereof by any lawful means, to defray the costs, expenses and losses of the Association, including all licenses, taxes or governmental charges levied or imposed on the property of the Association. In doing so, they may apply different levies or special assessments on developed lots to those of undeveloped lots, to fairly differentiate the benefit received, or costs generated by these respective lot owners.

(b) To use the proceeds of assessments in the exercise of its powers and duties.

(c) To maintain, repair, replace and operate the Association's property and any property of Homeowners that the Association decides to take responsibility for, or rent any asset that is for the benefit of Homeowners.

(d) To purchase insurance upon the Association's property and insurance for the protection of the Association and its members.

(e) To reconstruct improvements after casualty and the further improvement of the property.

(f) To make and amend reasonable regulations respecting the use of the property in the subdivision.

(g) To enforce by legal means the provisions of the Declaration of Covenants, Conditions and Restrictions, these Articles of Incorporation, the By-Laws of the Association and the regulations for the use of the property in the subdivision as described in the Policies and Procedures.

(h) To contract for the management of the Association and to delegate to such contractor and manager all powers and duties of the Association, except such as are specifically required by the Declaration of Covenants, Conditions and Restrictions to have approval of the Board of Directors or the membership of the Association.

(i) To contract for the management, operation and maintenance of all or any portion of the properties of the Association susceptible to separate management or operations and to lease such portions.

(j) To employ personnel to perform the services required for the proper operation of the Association.

(k) To pay taxes and assessments which are liens against any part of the Association property other than the individual lots and the appurtenances thereto and to assess the same against the lots.

(l) To pay the cost of all power, water, waste-water and other utility services rendered and not billed to owners of individual lots.

3.3 The Association shall have the power to acquire (by gift, purchase or otherwise) real and personal property, including without limitation to Lots (within the meaning of the Declaration of Covenants, Conditions and Restrictions) and to own, hold, improve, build on, operate, maintain, sell, transfer, lease, mortgage, convey, dedicate to public use, or otherwise dispose of the same, in connection with the affairs of the Association

3.4 The Association shall have the power to participate in mergers and consolidations with other non-profit corporations organized for the same purposes, or annex additional residential property and common areas, provided that any merger, consolidation, or annexation is consented to as provided by law or governing documents.

3.5 The Association shall have an exercise all powers, rights and privileges that a corporation organized under Chapter 617, Florida Statutes, may now or hereafter provide.

3.6 All funds and the titles to all properties acquired by the Association and their proceeds shall be held in trust for the members in accordance with the provisions of the Declaration of Covenants, Conditions and Restrictions, these Articles of Incorporation, and the By-Laws.

ARTICLE IV. MEMBERS

4.1 The members of the Association shall consist of all lot owners (being every person or entity who is record owner of a fee or undivided fee interest in any lot which is subject to the Declaration of Covenants, Conditions and Restrictions). Any person or entity who holds an interest merely as security for the performance of an obligation shall not be a member.

4.2 Change of membership in the Association shall be established by recording in the Public Records of Lake County, Florida, a deed or other instrument establishing a record title to a lot. The owner designated by such instrument thus becomes a member of the Association, and the membership of the prior owner is terminated.

4.3 The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner, except as an appurtenance to his lot.

4.4 The owner of each designated lot and parcel as a member of the Association shall be entitled to one vote for each lot or parcel in which they hold an interest. When more than one person holds such interest in any lot or parcel, all such persons shall be members, and the vote for such lots or parcels shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such lot or parcel. The manner of exercising voting rights shall be determined by the By-Laws of the Association.

ARTICLE V. DIRECTORS

5.1 The affairs of the Association will be managed by a Board consisting of the number of directors fixed by the By-Laws but not less than five (5) directors. Qualification of directors shall be as specified in the By-Laws. The Board shall be known as the Board of Directors.

5.2 The directors of the Association shall be elected at the annual meeting of the members in the manner specified by the By-Laws. Directors may be removed and vacancies on the Board shall be filled in the manner provided by the By-Laws.

5.3 The names and addresses of the members of the current Board of Directors who shall hold office until their successors are elected and have qualified or until removed are as follows:

Craig Callens
c/o 26945 Bella Vista Drive.
Howey-in-the-Hills, FL 34737

Wil Walker
26633 Bella Vista Drive.
Howey-in-the-Hills, FL 34737

Cindy McCord
26838 Bella Vista Drive.

Andrew Summers
26601 Bella Vista Drive.

Howey-in-the Hills, FL 34737

Lynda Hughes
c/o 26945 Bella Vista Drive.
Howey in the Hills, FL 34737

Howey-in-the-Hills, FL 34737

Prity Singhania
c/o 26945 Bella Vista Drive.
Howey in the Hills, FL 34737

ARTICLE VI. OFFICERS

The affairs of the Association shall be administered by the officers designated in the By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association, and they shall serve at the pleasure of the Board of Directors. The names and addresses of the current officers are as follows:

Will Walker, President
26633 Bella Vista Drive.
Howey-in-the-Hills, FL 34737

Andrew Summers, Vice President
26601 Bella Vista Drive.
Howey-in-the-Hills, FL 34737

Prity Singhania, Treasurer
c/o 26945 Bella Vista Drive.
Howey in the Hills, FL 34737

Andrew Summers, Secretary
26601 Bella Vista Drive.
Howey in the Hills, FL 34737

ARTICLE VII. INDEMNIFICATION

Every director and officer of the Corporation shall be indemnified by the Corporation against all expenses and liabilities, including counsel fees reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party or in which he may become involved by reason of his being or having been an officer or director of the Corporation or any settlement thereof, whether or not he is a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of wilful misfeasance or malfeasance in the performance of his duties, provided that in the event of a settlement the indemnification herein shall apply only when the Board of Directors approves such settlement and reimbursement as being for the best interest of the Corporation. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such directors or officers may be entitled.

ARTICLE VIII. AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

8.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

8.2 A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by members of the Association. Directors and members not present in person or by proxy at the meeting to consider the amendment may express their approval in writing, provided such approval is delivered to the Secretary at or prior to the meeting. Except as hereinafter provided, approval of a proposed amendment must be either by:

(a) Not less than fifty-one percent (51%) of the entire membership of the Board of Directors and not less than fifty-one (51%) of the votes of the entire membership of the Association, or

(b) Not less than fifty-one percent (51%) of the votes of the entire membership of the Association.

8.3 No amendment shall make any change in the qualification for membership nor the voting rights of members without approval in writing by all members. No amendment shall be made that is in conflict with the Declaration of Covenants, Conditions and Restrictions.

8.4 A copy of each amendment shall be certified by the Secretary of State, State of Florida, and be recorded in the Public Records of Lake County, Florida.

ARTICLE IX. TERM

The term of the Association shall be perpetual.

ARTICLE X. SUBSCRIBERS

The name and address of the subscriber to these Articles of Incorporation is as follows:

Andrew Summers

26601 Bella Vista Drive.

Howey-in-the-Hills, FL 34737

ARTICLE XI. I.R.C. MATTERS

Anything in the Articles of Incorporation, By-Laws of the Association or Declaration of Covenants, Conditions and Restrictions to the contrary notwithstanding this Association shall not have the power to engage in any activity not permitted to be carried on by a homeowners association within the meaning of the Internal Revenue Code, Section 529 (or any corresponding provisions of any further U.S. revenue law).

IN WITNESS WHEREOF, the subscribers have hereunto affixed their signatures on the
7th day of May, 2025.

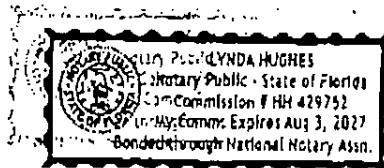
BISHOP'S GATE HOMEOWNERS'
ASSOCIATION, INC.

Will Walker
Will Walker, President

Andrew Summers
Andrew Summers, Secretary and Registered Agent

STATE OF FLORIDA
LAKE COUNTY

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 7 day of MAY, 2025 by Will Walker as President
of Bishops Gate Homeowners' Association, Inc. on behalf of said corporation, who is personally
known to be or who has produced his Florida Driver Licence as identification.

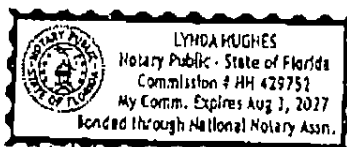


Lynda Hughes
NOTARY PUBLIC

Printed Name
My Commission Expires: AUG 3, 2027

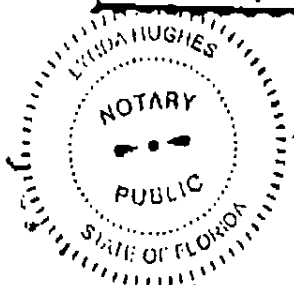
STATE OF FLORIDA
LAKE COUNTY

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 7 day of MAY, 2025 by Andrew Summers as
Secretary and Registered Agent of Bishops Gate Homeowners' Association, Inc. on behalf of said
corporation, who is personally known to be or who has produced his Florida Driver Licence as
identification.



Lynda Hughes
NOTARY PUBLIC

Printed Name
My Commission Expires: AUG 3, 2027



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