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REGISTRATION  
INFORMATION  
SERVICES INC.  
1201 HAYS STREET  
TALLAHASSEE, FL 32301  
TEL 904 222-9474  
FAX 904 222-0093

800-342-NOR6



REGISTRATION  
INFORMATION  
SERVICES INC.

N93000005669

ACCOUNT NO. : 072100000032

REFERENCE : 318324 11934A

AUTHORIZATION : *Sandra Buckner*

COST LIMIT : \$ 122.50

ORDER DATE : December 17, 1993

ORDER TIME : 11:25 AM

ORDER NO. : 318324

CUSTOMER NO: 11934A

CUSTOMER: Mr. Ann Finnerty  
MOLLOY JAMES & PETERSON

325 South. Boulevard  
Tampa, FL 33606

0000000218

DOMESTIC FILING

NAME: ALAFIA RIVER COUNTRY MEADOWS  
HOMEOWNER'S ASSOCIATION, INC.

☒ ARTICLES OF INCORPORATION  
☐ CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

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

CONTACT PERSON: Cindy A. Hick

EXAMINER'S INITIALS:

*Done 12/17/93*

FILED  
93 DEC 17 PM 1:04  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
ALAFIA RIVER COUNTRY MEADOWS  
HOMEOWNER'S ASSOCIATION, INC.  
A Florida Corporation Not For Profit**

**FILED**  
93 DEC 17 PM 1:01  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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 the laws of the State of Florida.

**ARTICLE I**

**NAME**

The name of this corporation is ALAFIA RIVER COUNTRY MEADOWS HOMEOWNER'S 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 325 South Boulevard Tampa, Florida 33606 Hillsborough County, Florida, and its registered agent is Judith L. James who maintains a business office at 325 South Boulevard, Tampa, Florida 33606. 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.

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### **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:

See Exhibit A

### **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, operate, 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.
- (c) Assessments. Fix, levy, collect, and enforce by any lawful means all charges or

assessments established by, or pursuant to, the Declaration; and to use and expend the proceeds of assessments in the exercise of its powers and duties hereunder.

(d) Costs. Pay all costs, expenses, and obligations lawfully incurred in connection with this Association's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against this Association's property.

(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.

(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.

(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.

(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.

#### **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.

#### **ARTICLE VI**

##### **VOTING RIGHTS**

The Association shall have one class of voting membership:

Class A. Class A members shall be all Owners, who 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.

## **ARTICLE VII**

### **BOARD OF DIRECTORS**

Section 1. This Association's affairs are managed by a Board of Directors initially composed of three 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 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. All Directors will be elected by secret written 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. Directors need not be Association members.

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:	John Cordell
	Susan Cordell
	Judith L. James

Address: 10720 Magnolia Drive  
Riverview, FL 33569

**ARTICLE VIII  
INCORPORATOR**

The name and residence of the incorporator is:

NAME: Judith L. James  
ADDRESS: 325 South Boulevard  
Tampa, Florida 33606

**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 assent 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 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.

**ARTICLE X  
DURATION**

This Association exists perpetually.



## **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 seventy-five percent (75%) 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**

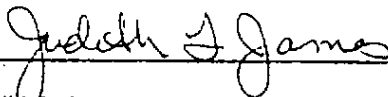
Amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, provided that each such amendment must have the approval in writing of seventy-five percent (75%) of the entire membership, except as to those provisions for Amendment to the By Laws which are provided in the Declaration or any Supplemental Declaration in which case those provisions shall control such Amendments.

## **ARTICLE 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 11 day of December 1993.

  
\_\_\_\_\_  
Judith L. James

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

BEFORE ME, the undersigned authority, this day personally appeared Judith L. James, to me well known to be the person described in, and who signed the foregoing Articles of Incorporation of ALAFIA RIVER COUNTRY MEADOWS HOMEOWNER'S ASSOCIATION, INC. and who acknowledged to me that she executed and subscribed such Articles for the purposes set forth herein. She is personally known to me and did (did not) take an oath.

WITNESS my hand and official seal this 11 day of December, 1993.

My Commission Number:

Deborah P Chambers

Notary Public, State of Florida at Large

MY COMMISSION EXPIRES:



OFFICIAL SEAL  
Deborah P. Chambers  
My Commission Expires  
Aug. 24, 1996  
Comm. No. CC 223277

Deborah P Chambers


Please Print Name

**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.**

ALAFIA RIVER COUNTRY MEADOWS HOMEOWNER'S 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 325 South Boulevard Tampa,  
Florida 33606, County of Hillsborough, State of Florida, has named Judith L. James, whose  
business offices is 325 South Boulevard, Tampa Florida 33606, 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  
607.325, relative to the proper and complete performance of my duties.

  
JUDITH L. JAMES

Date: 12/11/93

FILED  
93 DEC 17 PM 1:00  
TALLAHASSEE, FLORIDA  
SECRETARY OF STATE

CLERK OF CIRCUIT COURT  
HILLSBOROUGH COUNTY  
EXHIBIT "A"

17770 1648

LEGAL DESCRIPTION: (O.R. BOOK 4052, PAGE 433)

BEGINNING AT A POINT ON THE EAST BOUNDARY OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, 1370 FEET NORTH OF THE SE CORNER OF SAID GOVERNMENT LOT 3 AND RUN THENCE WEST 700 FEET, PARALLEL TO THE SOUTH BOUNDARY OF SAID GOVERNMENT LOT 3; THENCE N. 51°26'30" WEST 333.6 FEET, MORE OR LESS, TO THE WATERS OF THE ALAFIA RIVER; THENCE NORTHEASTERLY AND EASTERLY ALONG THE WATERS OF THE ALAFIA RIVER, TO THE EAST BOUNDARY OF SAID GOVERNMENT LOT 3; THENCE SOUTH 1°00' WEST 473.8 FEET, MORE OR LESS, ALONG SAID EAST BOUNDARY OF GOVERNMENT LOT 3 TO THE POINT OF BEGINNING, AND BEGINNING AT A POINT ON THE EAST BOUNDARY OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, 1370 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3 AND RUN THENCE WEST 700 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST A DISTANCE OF 360.95 FEET MORE OR LESS TO THE WATER'S EDGE OF THE ALAFIA RIVER, THENCE MEANDER ALONG THE WATER'S EDGE OF THE ALAFIA RIVER IN A NORTHEASTERLY DIRECTION A DISTANCE OF 230.77 FEET MORE OR LESS TO A POINT WHICH LIES NORTH 51°26'30" WEST OF THE POINT OF BEGINNING; THENCE S. 51°26'30" EAST A DISTANCE OF 333.6 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PLEASE READ ALL INSTRUCTIONS BEFORE COMPLETING THIS FORM.

APPLICATION  
FOR  
REINSTATEMENT



FLORIDA DEPARTMENT OF STATE  
Sandra B. Morham  
Secretary of State  
DIVISION OF CORPORATIONS

DOCUMENT # N93000005669

1. Corporation Name  
ALAFIA RIVER COUNTRY MEADOWS HOMEOWNER'S ASSOCIATION, INC.

2. Principal Place of Business  
10720 MAGNOLIA ST.  
RIVERVIEW FL 33569

3. Mailing Address  
10720 MAGNOLIA ST.  
RIVERVIEW FL 33569

If above addresses are incorrect in any way, line through incorrect information and enter correction below

10720 Ashley Oaks Dr, Riverview FL 33569

4. Date Incorporated or Qualified To Do Business in Florida

12/17/1993

5. Filing Number  
59-33375-79

Applied For

New Associate

0	CORDELL JOHN	10720 MAGNOLIA DRIVE 10430 Ashley Oaks Dr,	DELETED RIVERVIEW FL 33569
0	GRILL JEANNE	10004 ELBOW BEND ROAD	DELETED RIVERVIEW FL Director
0	STARKE SYLVIA	123 TIMBER POND DR.	DELETED BRANDON FL DELETED
1	James J. Askert	10110 Elbow Bend Rd	Riverview FL 33569
1	Tobea V Askert	10110 Elbow Bend Rd	Riverview FL 33569

REINSTATEMENT 94-96

6. Name and Address of Current Registered Agent

CORDELL JOHN JR  
10720 MAGNOLIA ST.  
RIVERVIEW FL 33569

7. Name and Address of New Registered Agent

Name John A. Cordell JR  
Street Address P.O. Box Number is Not Acceptable  
10430 Ashley Oaks Dr,  
Suite, Apt #, Etc

Riverview FL 33569

I, the undersigned, appointed the registered agent of the above named corporation, am familiar with and accept the obligations of Section 607.0535, F.S.

Signature of Registered Agent

John A. Cordell JR  
REGISTERED AGENT MUST SIGN

Date 4-30-96  
10-13-95

1. If this corporation is a non-profit with I.R.S. 501(c)(3) tax exempt status, check this box ☐ (See other side for additional information)

2. Does this corporation pay any intangible tax to the Dept. of Revenue under S. 199.032, Florida Statutes. Yes ☐ No ☒ (See other side for information on intangible tax)

I hereby certify that the information supplied with this filing is voluntarily furnished and does not qualify for the exemption stated in Section 119.07(3)(a) Florida Statutes. I warrant the Division of Corporations from any liability of non-compliance with Section 119.07(3)(a) in the event that the information supplied is deemed exempt from public access. I certify that I am an officer or director or the receiver or trustee empowered to execute this application as provided for in Chapter 607 or 617, F.S. I further certify that when filing this reinstatement application the reason for dissolution has been eliminated, the corporate name satisfies the requirements of Section 607.0401 or 617.0401, F.S. and that all taxes owed by the corporation have been paid. The information indicated on this application is true and accurate, and my signature shall have the same legal effect as if it was handwritten.

SIGNATURE:

John A. Cordell JR, 10-12-95 813-671-2178  
DATE AND TYPED OR PRINTED NAME OF REGISTERED AGENT OR DIRECTOR