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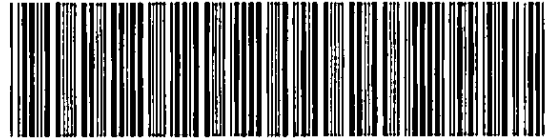
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**COVER LETTER**

**TO:** Amendment Section  
Division of Corporations

**NAME OF CORPORATION:** OAK LEDGE HOMEOWNERS ASSOCIATION, INC.

**DOCUMENT NUMBER:** N94000002349

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Albert E. Vernon III

(Name of Contact Person)

Oak Ledge Homeowners Association, Inc.

(Firm/ Company)

17309 Oak Ledge Drive

(Address)

Lutz, Florida 33549

(City/ State and Zip Code)

Hunters2178@verizon.net

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

For further information concerning this matter, please call:

Albert E. Vernon III

813

388-5967

at

(Name of Contact Person)

(Area Code)

(Daytime Telephone Number)

Enclosed is a check for the following amount made payable to the Florida Department of State:

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|--|--|--|--|
| <input type="checkbox"/> \$35 Filing Fee | <input type="checkbox"/> \$43.75 Filing Fee &<br>Certificate of Status | <input checked="" type="checkbox"/> \$43.75 Filing Fee &<br>Certified Copy<br>(Additional copy is<br>enclosed) | <input type="checkbox"/> \$52.50 Filing Fee<br>Certificate of Status<br>Certified Copy<br>(Additional Copy is<br>Enclosed) |
|--|--|--|--|

**Mailing Address**

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

**Street Address**

Amendment Section  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

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**AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF  
OAK LEDGE HOMEOWNERS ASSOCIATION, INC.**

**A Florida Corporation Not For Profit**

The following Amended and Restated Articles of Incorporation are hereby adopted pursuant to Chapter 617, Florida Statutes for the purpose of bringing them into conformity with the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Oak Ledge and amending the name of the corporation to Oak Ledge Homeowners Association, Inc.

**ARTICLE I**

**NAME**

The name of this corporation is OAK LEDGE 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 17316 Oak Ledge Drive, Lutz, Florida, 33549 Hillsborough County, Florida, and its registered agent is James M. Hunter, who maintains an office at 17316 Oak Ledge Drive, Lutz, Florida 33549. 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 purpose for which it is formed is 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 three-fourths (3/4) of the 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 (3/4) 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 three-fourths (3/4) of the members determine.
- (g) **Mergers.** With the approval of three-fourths (3/4) 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 Association, the provisions of the Declaration, and the By-Laws.

## **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. An Owner who is a contract vendor may assign his membership and voting rights to a contract vendee in possession.

## **ARTICLE VI VOTING**

**Section 1.** The voting membership of the Association 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.

**Section 2.** Members may vote in person, by mail or by proxy as authorized by the By-Laws. If

authorized by the Board of Directors, and subject to such guidelines and procedures as the Board of Directors may adopt, members and proxy holders who are not physically present may, by means of remote communication, be deemed to be present in person in a meeting and vote at the meeting.

## **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. The current Directors and their terms of office are listed in Section 2, below. At each annual meeting hereafter, the members shall elect one Director for three years. Any Director may succeed himself or herself in office. Voting for Directors shall be in the manner prescribed in the By-Laws. 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.

**Section 2.** The names and addresses of the persons who currently serve as Directors, are:

**Name:**  
**A. Eric Torres**  
**17322 Oak Ledge Drive**  
**Lutz, FL. 33549**  
**Exp. of Term 12/31/2022**

**Name:**  
**Jay J. Civitillo**  
**911 Shaded Water Way**  
**Lutz, FL. 33549**  
**Exp. of Term 12/31/2021**

**Name:**  
**James M. Hunter**  
**17316 Oak Ledge Drive**  
**Lutz, FL. 33549**  
**Exp. of Term 12/31/2023**

## **ARTICLE VIII 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 the

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 IX**

##### **DURATION**

This Association exists perpetually.

#### **ARTICLE X**

##### **BY-LAWS**

The By-Laws may be altered, amended, or rescinded with the approval of two-thirds (2/3) of the members.

#### **ARTICLE XI**

##### **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 three-fourths (3/4) of the entire membership.

#### **ARTICLE XII**

##### **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 Association intends their 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 amending these Articles of Incorporation this 1st day of NOVEMBER 2021 the undersigned, President of the Oak Ledge Homeowners Association, Inc., certify that these amended articles have been approved by

over 75% of the members as provided by the Articles then in effect and hereby execute them on this 1st day of NOVEMBER, 2021.

A. ERIC TORRES

President, Oak Ledge Homeowners Association, Inc.

## Exhibit "A"

### DESCRIPTION

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°15'59" EAST, 90.38 FEET ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 19 FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°15'59" EAST, 15.27 FEET ALONG SAID WEST BOUNDARY TO THE NORTH RIGHT-OF-WAY LINE OF DUQUE ROAD, AS RECORDED IN O.R. BOOK 3445, PAGE 424 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°26'40" WEST, 16.19 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EXTENDED EAST BOUNDARY OF DUQUE ROAD SUBDIVISION UNIT 2, AS RECORDED IN PLAT BOOK 47, PAGE 28 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°31'45" WEST, 641.98 FEET ALONG SAID EXTENDED EAST BOUNDARY TO THE NORTHEAST CORNER OF AFOREMENTIONED DUQUE ROAD SUBDIVISION UNIT 2; THENCE NORTH 89°27'35" WEST, 647.47 FEET ALONG THE NORTH BOUNDARY OF SAID DUQUE ROAD SUBDIVISION UNIT 2 TO THE NORTHWEST CORNER OF SAID DUQUE ROAD SUBDIVISION UNIT 2 AND THE EAST BOUNDARY OF DUQUE ROAD SUBDIVISION, AS RECORDED IN PLAT BOOK 44, PAGE 99 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 0°03'14" WEST, 666.70 FEET ALONG SAID EAST BOUNDARY TO THE NORTHEAST CORNER OF AFOREMENTIONED DUQUE ROAD SUBDIVISION AND THE SOUTH BOUNDARY OF WILLOW CREEK, AS RECORDED IN PLAT BOOK 49, PAGE 58 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°29'50" EAST, 661.13 FEET ALONG SAID SOUTH BOUNDARY TO THE SOUTHEAST CORNER OF SAID WILLOW CREEK, ALSO BEING THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFOREMENTIONED SECTION 24; THENCE SOUTH 00°34'51" EAST, 541.85 FEET ALONG THE EAST BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 TO THE EXTENDED NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF AFOREMENTIONED SECTION 19; THENCE SOUTH 89°36'30" EAST, 1165.07 FEET ALONG SAID NORTH BOUNDARY TO THE NORTHEAST CORNER OF THE WEST 3/4 OF SAID SOUTH 1/2; THENCE SOUTH 00°12'17" WEST, 660.91 FEET ALONG THE EAST BOUNDARY OF THE WEST 3/4 OF SAID SOUTH 1/2 TO THE SOUTHEAST CORNER OF THE WEST 3/4 OF SAID SOUTH 1/2; THENCE NORTH 89°38'21" WEST, 753.58 FEET ALONG THE SOUTH BOUNDARY OF THE WEST 3/4 OF SAID SOUTH 1/2 TO THE NORTHEAST CORNER OF THE NORTH 239.00 FEET OF THE WEST 400.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE SOUTH 00°15'59" EAST, 239.01 FEET ALONG THE EAST BOUNDARY OF SAID NORTH 239.00 FEET OF THE WEST 400.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 239.00 FEET OF THE WEST 400.00 FEET; THENCE NORTH 89°38'21" WEST, 157.94 FEET ALONG THE SOUTH BOUNDARY OF SAID NORTH 239.00 FEET OF THE WEST 400.00 FEET; THENCE NORTH 00°15'59" WEST, 132.96 FEET; THENCE NORTH 89°24'04" WEST, 116.30 FEET; THENCE SOUTH 88°36'46" WEST, 78.38 FEET; THENCE NORTH 82°36'56" WEST, 9.54 FEET; THENCE SOUTH 08°32'16" WEST, 85.35 FEET TO THE EAST RIGHT-OF-WAY LINE OF AFOREMENTIONED DUQUE ROAD; THENCE NORTH 00°15'59" WEST, 103.64 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH RIGHT-OF-WAY LINE OF SAID DUQUE ROAD; THENCE NORTH 89°38'21" WEST, 25.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.



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The date of each amendment(s) adoption: October 8, 2021, if other than the date this document was signed.

Effective date if applicable: \_\_\_\_\_  
*(no more than 90 days after amendment file date)*


**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.

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

- ☒ The amendment(s) was/were adopted by the members and the number of votes cast for the amendment(s) was/were sufficient for approval.

- ☐ There are no members or members entitled to vote on the amendment(s). The amendment(s) was/were adopted by the board of directors.

Dated November 15, 2021

Signature   
(By the chairman or vice chairman of the board, president or other officer-if directors have not been selected, by an incorporator – if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

A. Eric Torres

(Typed or printed name of person signing)

President, Oak Ledge Homeowners Association

(Title of person signing)