



100 HAYS STREET
TALLAHASSEE, FL 32301
904-222-9911 FAX
N9500003207

COUN. NO. : 072100000032

REFERENCE : 629332 11580A

AUTHORIZATION :

COST LIMIT : \$ PREPAID

ORDER DATE : June 29, 1995

ORDER TIME : 3:11 PM

ORDER NO. : 629332

CUSTOMER NO: 11580A

CUSTOMER: Frank Grey, Esq
H. CLYDE HOBBS, ESQ

6917 State Road 54

New Port Richey, FL 34653

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-06/30/95--01003--001
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DOMESTIC FILING

NAME: DEER RIDGE AT RIVER RIDGE
HOMEOWNERS ASSOCIATION, INC.

XX ARTICLES OF INCORPORATION
CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
PLAIN STAMPED COPY
CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Angela Lane

EXAMINER'S INITIALS:

FILED
95 JUN 30 PM 2:01
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

476



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

June 30, 1995

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: DEER RIDGE AT RIVER RIDGE HOMEOWNERS ASSOCIATION,
INC.
Ref. Number: W95000013341

We have received your document for DEER RIDGE AT RIVER RIDGE HOMEOWNERS ASSOCIATION, INC. and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation. A statement making reference to the bylaws is acceptable.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (904) 487-6932.

Teresa Brown
Corporate Specialist

Letter Number: 595A00032129

ARTICLES OF INCORPORATION
OF
DEER RIDGE AT RIVER RIDGE HOMEOWNERS ASSOCIATION, INC.

FILED
95 JUN 30 PM 2:01
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

I, the undersigned, with other persons being desirous of forming a corporation for charitable and welfare purposes under the provisions of Chapter 617 of the Florida Statutes, do hereby agree to the following:

ARTICLE I

CORPORATE NAME

The name and address of the corporation shall be:

DEER RIDGE AT RIVER RIDGE HOMEOWNERS ASSOCIATION, INC.
8201 River Ridge Boulevard
New Port Richey, Florida 34654

ARTICLE II

GENERAL PURPOSES

The Association does not contemplate pecuniary gain or profit to its members. The Association is organized for the purpose of providing maintenance, preservation and architectural control of the Lots and Common Areas within the Property described in **Exhibit "A"** attached hereto and made a part hereof (the "Property"), and to promote the health, safety and welfare of the residents within the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association. In furtherance of these purposes, the Association is empowered to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions for Edgewood at River Ridge, hereinafter called the "Declaration", applicable to the Property and recorded or to be recorded in the Public Records of Pasco County, Florida, and as the same may be amended from time to time as therein provided.

(b) enforce the provisions of the Declaration in its name;

(c) fix, levy, collect and enforce payment of, by any lawful means, all charges or assessments pursuant to the terms of the Declaration; and to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the Property of the Association;

(d) acquire, (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of personal property in connection with the affairs of the Association;

(e) borrow money, and with the assent of a majority of each class of members, mortgage, pledge, deed in trust, hypothecate, assign, grant security interest in or otherwise transfer any or all of its real or personal property as security for money borrowed, debts incurred, or any of its other obligations;

(f) dedicate, sell or transfer all or any part of the Common Area or its other property to any public agency, authority, other entity, class of persons, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument of dedication or transfer has been signed by a majority of each class of members, with the formalities from time to time required for a Deed under the laws of the State of Florida;

(g) participate in mergers and consolidations with other non-profit corporations organized for the same purposes, or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of each class of members as required by the Declaration of Covenants, Conditions and Restrictions of the Corporation.

(h) from time to time adopt, alter, amend, rescind and enforce reasonable rules and regulations governing the use of the Lots and the Common Area, consistent with the terms of the Declaration and these Articles;

(i) have and exercise any and all powers, rights and privileges which a corporation not for profit organized under the laws of the State of Florida may now or hereafter have or exercise;

(j) The purposes of this corporation will be conducted in a manner consistent with Section 501 of the Internal Revenue Code.

ARTICLE III

TERMS OF EXISTENCE

The corporation shall have perpetual existence, commencing upon the filing of these Articles with the Secretary of State.

ARTICLE IV

BOARD OF DIRECTORS AND ELECTION

The affairs of the Association shall be managed by a Board of at least three (3) Directors, who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association, but at no time shall be less than three (3). The Directors are to be elected as provided in the By-Laws.

ARTICLE V

OFFICERS

The affairs of the Association shall be administered by a President and Secretary and such other officers as may be designated by the By-Laws, and at the times and in the manner prescribed in the By-Laws. The names and addresses of the initial officers who shall serve until their death, resignation, removal or until successors are designated are as follows:

MICHELE NICHOLS, PRESIDENT 8201 River Ridge Boulevard
New Port Richey, Fl. 34654

MICHAEL BOYCE, VICE PRESIDENT 8201 River Ridge Boulevard
New Port Richey, Fl. 34654

FRANK I. GREY, SECRETARY 6917 State Road 54
New Port Richey, Fl. 34654

President: The President of the corporation shall carry out the day to day affairs of the corporation. The President will also implement the policies as determined from time to time by the Board of Directors.

Secretary: The Secretary of the corporation shall keep all minutes of meetings of directors and membership.

The President and Secretary of the corporation shall be elected as provided in the Declaration of Covenants, Conditions & Restrictions of the corporation.

The names and addresses of the persons who are to serve as the initial Directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
MICHELE NICHOLS	8201 River Ridge Boulevard New Port Richey, Fl. 34654
MICHAEL BOYCE	8201 River Ridge Boulevard New Port Richey, Fl. 34654
FRANK I. GREY	6917 State Road 54 New Port Richey, Fl. 34653

ARTICLE VI

BY-LAWS

The By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws.

ARTICLE VII

AMENDMENTS

Amendments to the Articles of Incorporation may only be proposed by the Board of Directors and adopted with the approval of the Owners representing not less than two-thirds (2/3) of the votes of the Association at any annual meeting of the Association, or at any special meeting duly called and held for such purpose on the affirmative vote of a majority of each class of members existing at the time of such meeting; and further provided that no amendment may be in conflict with the Declaration.

ARTICLE VIII

MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. An Owner of more than one (1) Lot is entitled to one (1) membership for each Lot owned. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association, and is transferred only and automatically by conveyance of title to a Lot; however, the foregoing shall not be construed to prohibit assignment of membership and voting rights by an Owner who is a contract seller to his vendee in possession.

ARTICLE IX

VOTING RIGHTS

The Association shall have two (2) classes of voting membership:

Class A. So long as Class B membership exists, Class A members shall be all Owners, with the exception of the Declarant.

Class B. The Class B members shall be the Declarant. Class B Lots, units and parcels shall be those owned by Declarant which have not been converted to Class A lots, units or parcels pursuant to the provisions of the Declaration.

ARTICLE X

NAME CHANGE

Declarant reserves the right, in its sole and absolute discretion, from time to time and at any time to change the name of the Association to such name as Declarant shall determine to be appropriate.

ARTICLE XI

INDEMNIFICATION

The Association shall, and does hereby, indemnify any person ("Indemnatee") for any and all liability arising from his official capacity or from any acts committed or failure to act by him in his official capacity as an Officer or Director of the Association, including acts which are adjudged by a Court of law to have constituted negligence or misconduct in the performance of his duty to the Association, and resulting from Judgment, fines, or amounts paid in settlement which are incurred in any action, suit or proceeding whether civil, criminal, administrative or investigative, and whether such action, suit or proceeding is brought by or in the right of the Association, or other parties, and whether such action, suit or proceeding is commenced during or subsequent to his tenure as an Officer or Director of the Association ("Proceedings").

The Association will reimburse Indemnitees for any and all actual and reasonable expenses, including, without limitation, attorney's fees and Court costs ("Expenses") as Expenses are

incurred by Indemnitees in Proceedings. Notwithstanding anything to the contrary herein, the Association will not indemnify Indemnitees for any liability or expenses for actions which constitute gross negligence or willful misconduct, except where such actions are undertaken at the request of the Association. The Indemnification provided in this Article shall be in addition to and shall not limit or modify any other rights to indemnity to which Indemnitees are entitled, including, without limitation, those conferred under Florida law or by the By-Laws, Articles or any Agreement executed by the Association.

ARTICLE XII

DISSOLUTION; MERGER; CONSOLIDATION

The Association may be merged or consolidated with another association not for profit, or may be dissolved, with the assent given in writing and signed by not less than a majority of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to the purposes of the Association set forth herein and in the Declaration.

ARTICLE XIII

INTERPRETATION

Express reference is made to the terms and provisions of the Declaration where necessary to interpret, construe and clarify the provisions of these Articles. All terms defined in the Declaration shall have the same meaning where used herein. To the extent possible, these Articles shall be construed, interpreted and applied in a manner consistent and not in conflict with the terms and application of the Declaration.

ARTICLE XIV

REGISTERED AGENT

MICHELE NICHOLS, whose address is 8201 River Ridge Boulevard, New Port Richey, Florida 34654, is hereby appointed the initial Registered Agent of the Association.

ARTICLE XV

SUBSCRIBERS

The names and residences of the subscribers of these Articles are as follows:

MICHELE NICHOLS

8201 River Ridge Blvd.
New Port Richey, Fl. 34654

IN WITNESS WHEREOF, I, the undersigned subscribing incorporator has executed the foregoing Articles of Incorporation this 10th day of June, 1995, for the purpose of forming this corporation not for profit under the laws of the State of Florida.


MICHELE NICHOLS, PRESIDENT

STATE OF FLORIDA)
COUNTY OF PASCO)

BEFORE ME, the undersigned Notary Public, personally appeared MICHELE NICHOLS, to me known to be the person described in and who executed the foregoing Articles of Incorporation, and who acknowledged before me that she subscribed to these Articles of Incorporation and who furnished for identification the following:

- (☒) Personally Known
- () Florida Driver's License
- () Passport
- () Other - Specify

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of June, 1995.

(SEAL)


Notary Public, State of Florida
My Commission Expires:



WANNETTE DENISE ALLRED
My Commission CC399107
Expires Aug. 09, 1998
Bonded by ANB
800-852-5878

Wannette Denise Allred
Type or Print Name of Notary

A parcel of land lying in Section 31, Township 25 South, Range 17 East, Pasco County, Florida, being more particularly described as follows

BEGIN at the point of intersection of the northwesterly right-of-way line of DE CUBELLIS ROAD, as described in Official Record Book 1333, Page 450 of the public records of Pasco County, Florida and the northeasterly right-of-way line of DEERWOOD AVENUE, as shown on the plat of DEERWOOD AT RIVER RIDGE, as recorded in plat book 25, pages 138-146 of the public records of Pasco County, Florida, thence along the boundary of said DEERWOOD AT RIVER RIDGE also being the right-of-way line for said DEERWOOD AVENUE, the following Five (5) courses 1) N53°05'43"W, for 175.00 feet, 2) S81°54'17"W, for 34.82 feet to the point of intersection with a non-tangent curve concave to the East; 3.) northwesterly along the arc of said curve with a radial bearing N39°24'31"E, and having a radius of 400.00 feet, a central angle of 90°38'42", on arc length of 632.82 feet and a chord bearing N05°16'08"W, for 568.86 feet to the point of compound curvature with a curve concave to the Southeast; 4) northeasterly along the arc of said curve, having a radius of 365.00 feet, a central angle of 35°21'15", on arc length of 225.22 feet and a chord bearing N57°43'50"E, for 221.67 feet to the point of tangency, 5.) N75°24'28"E, for 337.49 feet; thence leaving said line, S38°34'36"E, for 354.73 feet to the point of intersection with a non-tangent curve concave to the Southeast and the northwesterly right-of-way line of aforesaid DE CUBELLIS ROAD; thence along said right-of-way southwesterly along the arc of said curve with a radial bearing S38°34'36"E, and having a radius of 1590.00 feet, a central angle of 14°31'07", on arc length of 402.90 feet and a chord bearing S44°09'51"W, for 401.83 feet to the point of tangency, thence S36°54'17"W, for 380.73 feet; to the POINT OF BEGINNING;

EXHIBIT "A"

FILED
95 JUN 30 PM 2:01
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR
DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA,
NAMING AGENT UPON WHICH PROCESS MAY BE SERVED**

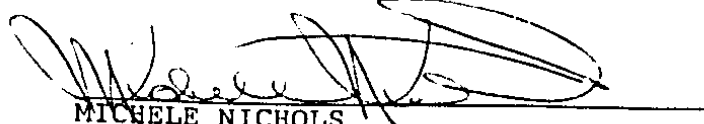
In compliance with Section 48.091, Florida Statutes, the following is submitted:

FIRST: That DEER RIDGE AT RIVER RIDGE HOMEOWNERS ASSOCIATION, INC., desiring to organize or qualify under the Laws of the State of Florida, with its principal place of business at:

8201 River Ridge Boulevard
New Port Richey, Florida 34654

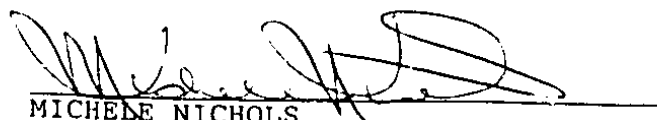
has named: MICHELE NICHOLS
located at: 8201 River Ridge Boulevard
New Port Richey, Florida 34654

as its agent to accept service of process within the State of Florida.


MICHELE NICHOLS
TITLE: PRESIDENT

DATE: JUNE 23, 1995.

Having been named to accept service of process for the above stated 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 relative to the property and complete performance of my duties.


MICHELE NICHOLS
Resident Agent

DATE: JUNE 23, 1995.