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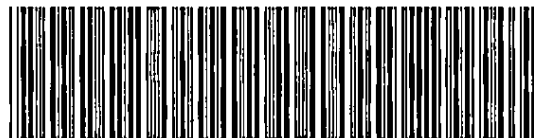
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MAR 12 2019

FILED
19 MAR -1 AM 3:41
MAR 12 2019

Amended & Rejected

**LAW OFFICE OF
JONATHAN JAMES DAMONTE, CHARTERED
ATTORNEYS AT LAW**

JONATHAN JAMES DAMONTE, ESQ.
BOARD CERTIFIED CONDOMINIUM &
PLANNED UNIT DEVELOPMENT LAW

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CORPORATIONS & BUSINESS LAW

JEFFREY JAMES DAMONTE, ESQ. (FL & PA)
ERICA LYNN PETERSON, ESQ.

February 28, 2019

Florida Division of Corporations
Attn: Amendment Section
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

Via Federal Express - 7745 8625 6546

Re: Deer Ridge at River Ridge Phase I HOA, Inc.

To Whom It May Concern:

My name is Erica Lynn Peterson and I represent Deer Ridge at River Ridge Phase I HOA, Inc. as its general counsel. I have enclosed the Amended and Restated Articles of Incorporation of Deer Ridge at River Ridge Phase I HOA, Inc., a Certificate of Filing Amended and Restated Articles of Incorporation of Deer Ridge at River Ridge Phase I HOA, Inc., and a \$35.00 firm check for the recording of these Amended & Restated Articles with the Division of Corporations.

The amendments to the Articles were approved by the Association's Board of Directors and at least two-thirds (2/3) of its Members, as required by the Articles.

If there are any questions or concerns, please contact me at the number or email listed above. Thank you for your assistance with this.

Very truly yours,



Erica Lynn Peterson, Esq.

Enclosures as stated above.

cc: Client

Prepared by & RETURN TO:

Erica Lynn Peterson
Jonathan James Damonte, Chartered
12110 Seminole Blvd.
Largo, FL 32778

FILED
19 MAR -1 AM 3:41

**CERTIFICATE OF FILING
AMENDED AND RESTATED ARTICLES OF INCORPORATION OF DEER RIDGE AT
RIVER RIDGE PHASE I HOMEOWNERS ASSOCIATION, INC.**

I, Jeri McDowell, as Secretary of Deer Ridge at River Ridge Phase I Homeowners Association, Inc., a Florida not-for-profit corporation (the "Association"), hereby certify that the attached Amended and Restated Articles of Incorporation of Deer Ridge at River Ridge Phase I Homeowners Association, Inc. were originally filed with the State of Florida on June 30, 1995 and amended and filed on October 16, 1998, and recorded on the Public Record of Pasco County, Florida at O.R. Book 4038 and Pages 970-976, and amended at O.R. Book 4059, Pages 186-187, and amended at O.R. Book 4100, Pages 1006-1007, and were duly adopted by the Board of Directors and approved by vote of not less than two-thirds (2/3) vote of the Unit Owners on or before November 28, 2018, in accordance with the terms of the Bylaws and the provisions of §720.306, Fla. Stat.

I further certify that the same as attached has not been amended.

Dated this 15th day of January, 2019.

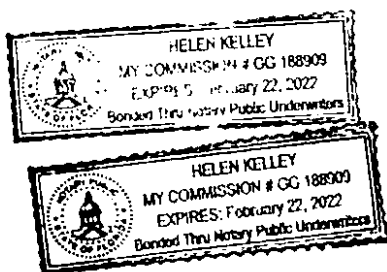
J. McDowell
Jeri McDowell, Secretary

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 15th day of January, 2019, by Jeri McDowell, as Secretary of Deer Ridge at River Ridge Phase I Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. She: ☒ is personally known to me or ☐ has produced _____ as identification.

[Signature]
Notary Public

My Commission Expires: 2/22/22



**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
DEER RIDGE AT RIVER RIDGE PHASE I HOMEOWNERS ASSOCIATION, INC.**

Deer Ridge at River Ridge Phase I Homeowners Association, Inc. (the "Association") amends and restates its Articles of Incorporation ("Articles") as follows:

**ARTICLE I
CORPORATE NAME**

The name and address of the Association shall be:

**DEER RIDGE AT RIVER RIDGE PHASE I 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 lot, unit, or parcel owners (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 Deer Ridge at River Ridge and Deer Ridge at River Ridge Phase I, as amended, hereinafter called the "Declaration", applicable to the Property and 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 the 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 the 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 the Members as required by the Declaration .

(h) from time to time adopt, alter, amend, rescind and enforce reasonable rules and regulations governing the use of the lots and the Common areas, 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 Association will be conducted in a manner consistent with section 501 of the Internal Revenue Code.

ARTICLE III

TERMS OF EXISTENCE

The Association 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 shall be members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association, but at no time shall be less than three (3). The directors are to be elected as provided in the Bylaws.

ARTICLE V **OFFICERS**

The affairs of the Association shall be administered by a President, Secretary, Treasurer, and such other officers as may be designated by the Bylaws, and at the times and in the manner prescribed in the Bylaws. One person may hold more than one office so long as their duties do not conflict.

President: The President of the Association 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 Association shall keep all minutes of meetings of directors and membership.

The President and Secretary of the Association shall be elected as provided in the Bylaws of the corporation.

ARTICLE VI **BYLAWS**

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

ARTICLE VII **AMENDMENTS**

Amendments to the Articles of Incorporation may only be proposed by a majority vote of the board of directors and adopted with the approval of the Members 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 the Members existing at the time of such meeting; and further provided that no amendment may be in conflict with the Declaration. Amendments to these Articles of Incorporation may also be made by written consent pursuant to the provisions of Chapter 617, Florida Statutes.

ARTICLE VIII **MEMBERSHIP**

Every person or entity who is a record owner of a fee or leasehold interest in any lot which is subject by covenants of record to assessment by the Association 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.

ARTICLE IX
VOTING RIGHTS

This section intentionally left blank.

ARTICLE X

This section intentionally left blank.

ARTICLE XI
INDEMNIFICATION

The Association shall, and does hereby, indemnify any person ("Indemnitee") for any and all liability arising from his or her official capacity or from any acts committed or failure to act by him or her in his or her 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 or her 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 or her 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 Bylaws, 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 the 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 and not in conflict with the terms and application of the Declaration.

ARTICLE XIV
REGISTERED AGENT

HELEN KELLEY, c/o Creative Management, whose address is 6014 US Highway 19 N, Suite 100, New Port Richey, FL 34652 is the current Registered Agent for the Association.

ARTICLE XV
SUBSCRIBERS

The name and residence of the original subscriber of these Articles was as follows:

MICHELE NICHOLS 8201 River Ridge Boulevard
New Port Richey, FL 34654

ARTICLE XVI
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT REQUIREMENTS

In addition to the powers set forth herein to operate and maintain the Association Common Area, the Association shall specifically operate and maintain the surface water management system as permitted by the Southwest Florida Management District including all lakes, retention areas, water management areas, ditches, culverts, structures and related appurtenances.

IN WITNESS WHEREOF, I have set my hand at Pasco County, Florida, this 19th day of February, 2019.

DEER RIDGE AT RIVER RIDGE PHASE I
HOMEOWNERS ASSOCIATION, INC.

By: 
Its President

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing Amended and Restated Articles of Incorporation was acknowledged before me this 19th day of February, 2019, by Joseph Mitrani, the President of Deer Ridge at River Ridge

Phase I Homeowners Association, Inc., who is ~~X~~ personally known to me of who has presented
_____ as identification.

Susan K Sheets

Notary Public

My Commission Expires: 3--23-2021

