

N 980000000042

JOHN H. EVANS, P. A.  
ATTORNEY AT LAW

1702 SOUTH WASHINGTON AVENUE  
TITUSVILLE, FLORIDA 32780

TELEPHONE  
(407) 267-5504

TELECOPIER  
(407) 267-0418

December 17, 1997

900002377959--9  
-12/19/97--01083--012  
\*\*\*\*\*35.00 \*\*\*\*\*35.00

Secretary of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, Florida 32314

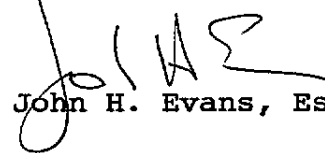
Re: Westwood Villas Homeowners Eighth-Addition Association, Inc.  
Our File No: JHE-6000

Dear Sir/Madam:

Enclosed find the original and one copy of the Articles of Amendment for the above-captioned corporation, together with our check in the amount of \$35.00 to cover your filing fees. Please stamp the copy of the Articles with the date received at your office and return to the undersigned.

Thank you for your assistance in this matter.

Very truly yours,



John H. Evans, Esquire

JHE/klm  
Enclosures  
cc: Mr. William Alexander

900002377959--9  
-01/07/98--01071--021  
\*\*\*\*\*35.00 \*\*\*\*\*35.00

New NP  
8 1/4/97

**JOHN H. EVANS, P. A.**  
ATTORNEY AT LAW

1702 SOUTH WASHINGTON AVENUE  
TITUSVILLE, FLORIDA 32780

TELEPHONE  
(407) 267-5504

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January 2, 1998

Secretary of State  
Division of Corporations  
P. O. Box 6327  
Tallahassee, Florida 32314

Attention: Susan Payne

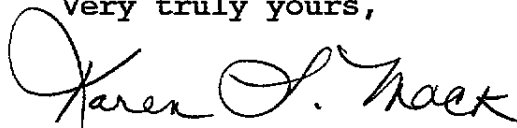
Re: Westwood Villas Homeowners Eighth-Addition Association, Inc.  
Our File No: JHE-6000

Dear Ms. Payne:

In accordance with this morning's telephone conversation, I am returning to you herewith the Articles of Incorporation regarding the above-captioned matter, along with an additional check in the amount of \$35.

Please send me an updated schedule of fees. Thank you for your attention to this matter.

Very truly yours,



Karen L. Mack  
Assistant to John H. Evans

/klm  
Enclosures



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

December 29, 1997

JOHN H. EVANS, P.A.  
1702 SOUTH WASHINGTON AVENUE  
TITUSVILLE, FL 32780

SUBJECT: WESTWOOD VILLAS HOMEOWNERS EIGHTH-ADDITION  
ASSOCIATION, INC.

We have received your document for WESTWOOD VILLAS HOMEOWNERS EIGHTH-ADDITION ASSOCIATION, INC. and your check(s) totaling \$35.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

Our records show no entity by this name.

If you have any questions concerning this matter, please either respond in writing or call (850) 487-6908.

Teresa Brown  
Corporate Specialist

Letter Number: 197A00060703

*Personal & Confidential*

*AH: Susan Payne  
P.O. Box 6327  
Tallahassee*

**ARTICLES OF INCORPORATION**

**OF**

**WESTWOOD VILLAS HOMEOWNERS EIGHTH-ADDITION ASSOCIATION, INC.**

**A NON-PROFIT CORPORATION**

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 JAN -5 AM 12:22

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In compliance with Chapter 617 of the Florida Statutes, (1994), as amended, the undersigned, all of whom are of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit and do hereby certify:

The name of this corporation shall be WESTWOOD VILLAS HOMEOWNERS EIGHTH-ADDITION ASSOCIATION, INC., hereinafter called the "Association".

**ARTICLE II: DURATION**

This Association shall have perpetual existence commencing upon the filing of these Articles with the Secretary of State of the State of Florida.

**ARTICLE III: PURPOSE**

The Association does not contemplate pecuniary gain or profit to the members thereof, and the purposes for which it is formed are to provide for the maintenance and preservation of common area within Westwood Villas Eighth Addition, as described in the Plat thereof as recorded in Plat Book 32, Page 47 and Amended Plat of Block "A" Westwood Villas Eighth-Addition as recorded in Plat Book 37, Page 13, Public Records of Brevard County, Florida and for such other properties as may be brought within the jurisdiction of the Association, including but not limited to the following specific purposes:

(a) Promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association;

(b) 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, hereinafter called "Declaration", applicable to the property and recorded in Official Records Book 2682, Page 1542, Public Records of Brevard 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 at length, and in particular the purpose of the Association is to maintain drainage retention area as set forth in paragraph 20 of the restrictions;

(c) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration for maintenance of the retention area;

(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 real or personal property in connection with the affairs of the Association;

(e) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes as set forth in the By-Laws provided that any such merger, consolidation or annexation shall have the assent of the members of the Association by a vote of a majority of a quorum of the members of the Association present in person or by proxy at a meeting called for that purpose;

(f) Have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

#### **ARTICLE IV: INCORPORATORS**

The names and post office addresses of each incorporator to these Articles of Incorporation are as follows, to-wit:

Todd F. Alexander  
1779 Baldock Court  
Deltona, Florida 32738

#### **ARTICLE V: VOTING RIGHTS & MEMBERSHIP**

Every person or entity who is a record owner of a fee interest in any unit or projected unit which is subject by covenants of record to assessment by the Association, including contract sellers, may 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. Membership shall be appurtenant to and may not be separated from ownership of any unit.

#### **ARTICLE VI: NOTICE AND QUORUM FOR MEETINGS OF THE ASSOCIATION**

Meetings of the Association shall be called by written notice sent to all members not less than fourteen (14) days nor more than thirty (30) days prior to the meeting, and the notice shall set forth the purpose of the meeting. Presence at the meeting of

members or of proxies entitled to cast fifty percent (50%) of all votes of the membership shall constitute a quorum.

#### **ARTICLE VII: BOARD OF DIRECTORS**

The Board of Directors of this Association shall consist of 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 shall never be less than three (3). The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

Todd F. Alexander  
1779 Baldock Court  
Deltona, Florida 32738

Willard C. Alexander  
401 North Atlantic  
No. 406  
New Smyrna Beach, Florida 32169

Wanda G. Alexander  
401 North Atlantic  
No. 406  
New Smyrna Beach, Florida 32169

At the first meeting the members shall elect three (3) directors to serve for a term of one (1) year each.

#### **ARTICLE VIII: OFFICERS**

The affairs of this Association shall be managed by the officers which shall consist of a President, Vice-President, Secretary and Treasurer. The officers shall be elected at the annual meeting of the Board of Directors and they shall serve for a term of one (1) year each. The names and addresses of the persons who are to act in the capacity of officers until the selection of their successors are:

President/ Treasurer/	
Vice President/Secretary:	Todd F. Alexander 1779 Baldock Court Deltona, Florida 32738

#### **ARTICLE IX: BY-LAWS**

The By-Laws of the Association shall be adopted, altered, amended or rescinded at a regular or special meeting of the members of the Association, by a vote of a majority of members present in person or by proxy.

**ARTICLE X: AMENDMENT**

Amendment of these Articles shall require the assent of two-thirds (2/3) of the entire membership.

**ARTICLE XI: INITIAL REGISTERED OFFICE AND AGENT**

The address of the initial registered office of this Association is Todd F. Alexander, 1779 Baldock Court, Deltona, Florida 32738, and the name of the initial registered agent of this Association at that address is Todd F. Alexander. The registered office is also the principal office.

**ARTICLE XII: DISSOLUTION**

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused the assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 40-C42.027, F.A.C., and be approved by the St. Johns River Water Management District and/or City of Titusville, Brevard County, Florida, prior to such termination, dissolution or liquidation.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of Florida, we the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 12 day of December, 1997.

 12-12-97  
TODD F. ALEXANDER

STATE OF FLORIDA  
COUNTY OF Brevard

BEFORE ME, a notary public authorized to take acknowledgments in the State and County set forth above, personally appeared TODD F. ALEXANDER, personally known to me to be the incorporators described in and who executed the foregoing Articles of

Incorporation of WESTWOOD VILLAS HOMEOWNERS EIGHTH-ADDITION ASSOCIATION, INC. and he acknowledged that he subscribed the said instrument for uses and purposes set forth therein.

WITNESS my hand and official seal this 12<sup>th</sup> day of December, 1997.

[SEAL]

  
\_\_\_\_\_  
Notary Public



JOHN H. EVANS  
MY COMMISSION # CC324668 EXPIRES  
November 28, 1997  
BONDED THRU TROY FAIR INSURANCE, INC.



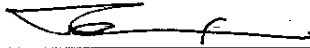
CERTIFICATE DESIGNATING REGISTERED OFFICE  
FOR THE PROCESS WITHIN THE  
STATE OF FLORIDA, AND NAMING THE REGISTERED  
AGENT UPON WHOM PROCESS MAY BE SERVED

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
98 JAN -5 AM 12:22

In compliance with 48.091 and 607.034 of the Florida Statutes,  
the following is submitted:

That WESTWOOD VILLAS HOMEOWNERS EIGHTH-ADDITION ASSOCIATION,  
INC., desiring to qualify under the laws of the State of Florida,  
with its principal office in Brevard County, State of Florida, has  
named TODD F. ALEXANDER, 1779 Baldock Court, Deltona, Florida  
32738, as its Registered Agent to accept service of process within  
the State of Florida.

DATED: December 12, 1997

  
TODD F. ALEXANDER

Having been named to accept service of process for the above  
stated corporation at the place designated above, I HEREBY AGREE  
TO ACT in this capacity and agree to comply with the provisions of  
all statutes relative to the proper and complete performance of my  
duties.

DATED: December 12, 1997

  
TODD F. ALEXANDER  
Registered Agent

[corpwestwood]