

**CAPITAL CONNECTION, INC.**

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302  
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

*N98000001366*

*Majestic Oaks Property  
Owners Association,  
Inc*

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\*\*\*\*122.50 \*\*\*\*122.50

☒ Art of Inc. File \_\_\_\_\_

\_\_\_\_ LTD Partnership File \_\_\_\_\_

\_\_\_\_ Foreign Corp. File \_\_\_\_\_

\_\_\_\_ L.C. File \_\_\_\_\_

\_\_\_\_ Fictitious Name File \_\_\_\_\_

\_\_\_\_ Trade/Service Mark \_\_\_\_\_

\_\_\_\_ Merger File \_\_\_\_\_

\_\_\_\_ Art. of Amend. File \_\_\_\_\_

\_\_\_\_ RA Resignation \_\_\_\_\_

\_\_\_\_ Dissolution / Withdrawal \_\_\_\_\_

\_\_\_\_ Annual Report / Reinstatement \_\_\_\_\_

☒ Cert. Copy \_\_\_\_\_

\_\_\_\_ Photo Copy \_\_\_\_\_

\_\_\_\_ Certificate of Good Standing \_\_\_\_\_

\_\_\_\_ Certificate of Status \_\_\_\_\_

\_\_\_\_ Certificate of Fictitious Name \_\_\_\_\_

\_\_\_\_ Corp Record Search \_\_\_\_\_

\_\_\_\_ Officer Search \_\_\_\_\_

\_\_\_\_ Fictitious Search \_\_\_\_\_

\_\_\_\_ Fictitious Owner Search \_\_\_\_\_

\_\_\_\_ Vehicle Search \_\_\_\_\_

\_\_\_\_ Driving Record \_\_\_\_\_

\_\_\_\_ UCC 1 or 3 File \_\_\_\_\_

\_\_\_\_ UCC 11 Search \_\_\_\_\_

\_\_\_\_ UCC 11 Retrieval \_\_\_\_\_

\_\_\_\_ Courier \_\_\_\_\_

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98 MAR -9 PM 1:47

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

RECEIVED

98 MAR -9 AM 10:02

DIVISION OF CORPORATION

*QN3-9-8*

Signature \_\_\_\_\_

Requested by: *83*

*3/9/98*

*9:01*

Name \_\_\_\_\_

Date \_\_\_\_\_

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**ARTICLES OF INCORPORATION  
OF  
MAJESTIC OAKS PROPERTY OWNERS ASSOCIATION, INC.**

FILED  
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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned subscribers, desiring to form a corporation not for profit under Chapter 617, Florida Statutes, as amended, hereby adopt the following Articles of Incorporation:

**ARTICLE I**

**NAME**

The name of this Corporation is: Majestic Oaks Property Owners Association, Inc. ("Corporation").  
The principal place of business of this corporation shall be 9101 Ft. King Road, Dade City, Florida 33525.  
The Corporation is hereinafter sometimes referred to as the "Association."

**ARTICLE II**

**PURPOSES**

The Corporation does not contemplate pecuniary gain or profit, direct or indirect, to its members. The Corporation shall have no capital stock and the private property of the subscribers and members shall not be liable for the debts of the Corporation. The purpose for which it is formed is to promote the health, safety and welfare of the property owners in that certain community in Pasco County according to the Plat thereof, recorded in the Office of the Clerk of the Circuit Court in and for Pasco County, Florida, in Plat Book 35, Pages 107 through 112, all of which is hereinafter referred to as "the Properties;" and for these purposes to:

a) own, acquire, build, operate and maintain streets, roads, rights-of-way and lighting facilities incident thereto, drainage facilities, ditches, retention and detention ponds, landscape buffers, wetlands mitigation areas, preservation easements and recreation facilities, all for the benefit of the owners of the Properties, hereinafter

referred to collectively as the "Common Properties" described in the Plat of the Properties;

- b) fix assessments (or charges) to be levied against the Properties and/or the owners of the Properties;
- c) enforce any and all covenants, restrictions and agreements applicable to the Properties;
- d) pay taxes, if any, and insurance on the Common Properties and any other portions of the Properties provided for in the recorded covenants and restrictions applicable to the Properties;
- e) supplement municipal services;
- f) mortgage the Properties; and
- g) insofar as permitted by law, to do any other thing that, in the opinion of the Board of Directors, will promote the common benefit and enjoyment of the residents of the Properties.

### ARTICLE III

#### POWERS

The powers of the Association shall include, but not be limited to, the following:

1. The Association shall have all of the common law and statutory powers of a corporation not for profit not in conflict with the terms of these Articles.
2. The Association shall have all the powers and duties set forth in the covenants and restrictions recorded against the Properties in addition to all of the powers and duties reasonably necessary to own, operate, maintain, repair and replace the Common Properties including all drainage facilities, ditches, retention and detention ponds, and wetlands mitigation areas and to provide such services as are required for the benefit of the Owners of Lots contained in the Properties from time to time including, but not limited to, the following:
  - a) To establish, levy and assess, and collect such assessments as may be necessary to operate the Association and carry on its activities, including operation and maintenance of the Common Properties, and to create such reserves for extraordinary expenditures as may be deemed appropriate in the discretion of the Board of Directors;

b) To purchase insurance upon the Common Properties and for the protection of the Association and its Members;

c) To reconstruct improvements after casualty and to make additional improvements to the Common Properties;

d) To promulgate and amend reasonable rules and regulations respecting the use of the Common Properties;

e) To enforce by legal means the provisions of the covenants and restrictions recorded against the Properties, these Articles, the Bylaws of the Association and the Rules and Regulations of the Association;

f) To contract for the management of the Properties and Common Properties and to delegate to such contractor all powers and duties of the Association except such as are specifically required by the covenants and restrictions recorded against the Properties to have approval of the Board of Directors of the membership of the Association;

g) To contract for the management or operation of portions of the Properties and Common Properties susceptible to separate management or operation, and to lease such portions;

h) To employ personnel to perform the services required for proper operation and maintenance of the Properties and Common Properties;

i) To adopt and establish Bylaws for the operation of the Association; and

j) To contract with public or private utility companies for purposes of providing utility services to the Properties.

3. The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the covenants and restrictions recorded against the Properties and the Bylaws of the Association.

## ARTICLE IV

### MEMBERSHIP

#### 1. Regular Membership:

a) Every person or entity who is or shall become a record owner of a fee or undivided fee interest in any Lot or Living Unit (as such terms are defined in the Declaration hereinafter described) which is or shall be subject to that certain Declaration of Protective Covenants and Deed Restrictions for MAJESTIC OAKS COMMUNITY (hereinafter called the "Declaration") shall be a Member of this Association from the date such Member acquires record title to its Lot or Living Unit, provided that any such person or entity which holds such interest merely as a security for the performance of an obligation shall not be a Member.

b) A change in Membership in the Association shall be established by recording in the Public Records of Pasco County, Florida, a deed or other instrument establishing record title to a Lot in the Properties. Upon the delivery to the Association of a recorded copy of such instrument, the owner designated by such instrument shall thereby become a Member of the Association, and the Membership of the prior owner shall at that time be terminated.

c) The interest of any Member in the Common Properties or in the funds and assets of the Association cannot be conveyed, assigned, mortgaged, hypothecated or transferred in any manner, except as authorized by the Declaration, these Articles, or the Bylaws of the Association.

#### 2. Additional Membership Categories:

The Bylaws may provide for additional membership categories, which categories shall not have any voting privileges. The term "Member" or "Membership" as used in the Declaration, the Bylaws or these Articles shall not apply to any such additional membership categories. The Bylaws shall provide for the rights and obligations of any additional membership categories.

## **ARTICLE V**

### **TERM**

The Corporation shall have perpetual existence.

## **ARTICLE VI**

### **THE SUBSCRIBERS**

The name and post office address of the subscriber of these Articles of Incorporation is as follows:

Frank D. Copeland  
9101 Ft. King Road  
Dade City, FL 33525

## **ARTICLE VII**

### **OFFICERS**

The Officers shall be a President, a Vice President, a Secretary and a Treasurer.

The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

President: Frank D. Copeland  
9101 Ft. King Road  
Dade City, FL 33525

Vice President: Neal B. Hartley  
5739 Gall Boulevard  
Zephyrhills, FL 33541

Secretary: Neal B. Hartley  
5739 Gall Boulevard  
Zephyrhills, FL 33541

Treasurer: Neal B. Hartley  
5739 Gall Boulevard  
Zephyrhills, FL 33541

## **ARTICLE VIII**

### **BOARD OF DIRECTORS**

The affairs of this Corporation shall be managed by the Board of Directors. This Corporation shall have three (3) directors initially. The number of directors may be increased from time to time by the Bylaws, but shall never be less than three (3). The directors need not be members of the Association.

The names and addresses of those persons who are to serve as directors until the election of their successors are:

Frank D. Copeland  
9101 Ft. King Road  
Dade City, FL 33525

Neal B. Hartley  
39132 County Road 54  
Zephyrhills, FL 33540

William E. McGavern  
39127 Pretty Pond Road  
Zephyrhills, FL 33540

Successor directors shall be appointed or elected in the following manner: FDC DEVELOPMENT, INC., the Developer of MAJESTIC OAKS COMMUNITY, shall appoint two (2) of the three (3) members of the Board, who shall serve at the pleasure of the Developer. Lot owners, other than the Developer, are entitled to elect a majority of the members of the Board of Directors of the Association on the earliest of (1) three years after 50% of the lots that will be operated ultimately by the Association have been conveyed to purchasers, or (2) three months after 90% of the lots that will be operated ultimately by the Association have been conveyed to purchasers. At the first election by the full membership of replacements for the directors appointed by the Developer, the directors shall be elected to staggered terms so that each year for the following three (3) years, the term of one (1) of the three (3) directors expires. Thereafter, all directors shall serve for three (3) years.

## **ARTICLE IX**

### **RESIDENT AGENT**

The office and street address of the initial registered office of the corporation is 5739 Gall Boulevard, Zephyrhills, Florida 33541, and the initial registered agent at such address is NEAL B. HARTLEY.

## **ARTICLE X**

### **BYLAWS**

The Bylaws of the Corporation may be made, altered, amended or rescinded by a two-thirds vote of the Members of the Board of Directors present at a duly called meeting of the Board or by 75% of the votes of all Members present in person or by proxy at a duly called meeting of the Membership; provided that those provisions of the Bylaws which are governed by these Articles of Incorporation may not be amended except as provided in these Articles of Incorporation.

## **ARTICLE XI**

### **AMENDMENT TO THE ARTICLES OF INCORPORATION**

These Articles may be amended by the Members by 75% of the votes of all the Members present in person or by proxy at a duly called meeting of the Membership. Provided, however, that so long as the Developer owns a Lot or Living Unit in the Properties, no such Amendment may be made without the consent of the Developer; and provided further that no such Amendment shall affect or interfere with vested property rights previously acquired by an Owner or a First Mortgagee.



## **ARTICLE XII**

### **DEDICATION OF PROPERTIES OR TRANSFER OF FUNCTION TO PUBLIC AGENCY OR UTILITY**

Upon dissolution of the Corporation, the assets, both real and personal, of the Corporation shall be dedicated to an appropriate public agency or utility to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Corporation. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Corporation. No such disposition of the Association's properties shall be effective to divest or diminish any right or title to any Member vested in him under the recorded covenants and restrictions applicable to MAJESTIC OAKS COMMUNITY unless made in accordance with the provisions of such covenants and restrictions.

## **ARTICLE XIII**

### **DISPOSITION OF ASSETS UPON DISSOLUTION**

The Corporation shall have the power to dispose of its real properties only as authorized under the recorded Declaration of Protective Covenants and Deed Restrictions applicable to MAJESTIC OAKS COMMUNITY.

IN WITNESS WHEREOF, the said subscriber has hereunto set his hand and seal this

of March, 1998. 2nd day

Signed, Sealed and Delivered in the Presence of

Marguarite Richards

Frank D. Copeland

FRANK D. COPELAND

FL DL# C145-264-25-269-0

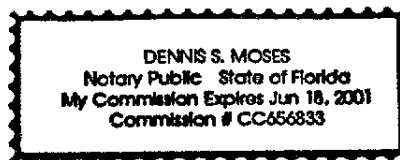
[Signature]

STATE OF FLORIDA  
COUNTY OF PASCO

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **FRANK D. COPELAND**, to me known to be the person described in or has produced a driver's license as identification and who did take an oath and who executed the foregoing instrument and he acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of March, 1998.

[Signature]  
Notary Public, State of Florida

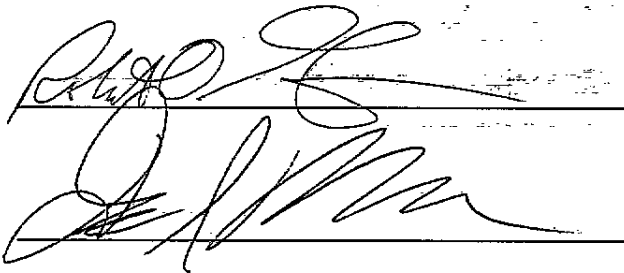


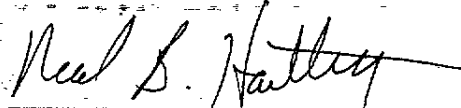
ACKNOWLEDGEMENT OF REGISTERED AGENT:

Having been named to accept service of process for the above stated Corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said act relative to keeping open said office.

IN WITNESS WHEREOF, the said Registered Agent has hereunto set his hand and seal this 2nd day of March, 1998.

Signed, Sealed and Delivered in the Presence of:





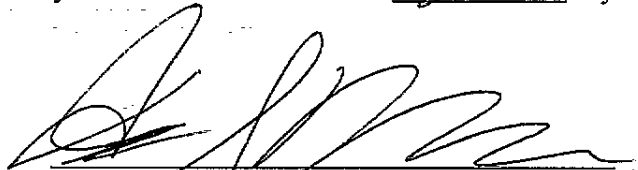
NEAL B. HARTLEY

FL DL# H634-622-64-291-0

STATE OF FLORIDA  
COUNTY OF PASCO

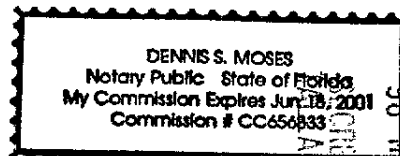
I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared NEAL B. HARTLEY, to me known to be the person described in or has produced a driver's license as identification and who did take an oath and who executed the foregoing instrument and he acknowledged before me that he executed same.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of March, 1998.



Notary Public, State of Florida

This Instrument Prepared by:  
Joseph F. Pippen, Jr., Esq.  
10225 Ulmerton Road #11  
Largo, FL 33771



FILED  
MAR -9 PM 1:47  
CLERK OF STATE  
TALLAHASSEE, FLORIDA