

Carson Durrance
 Registrar's Name
 Address
 City/State/Zip
 Phone #
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CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. Meadow Pointe Homeowners Assoc.
 (Corporation Name) (Document #)

2. (Corporation Name) (Document #) 200002484962--0

3. (Corporation Name) (Document #) -04/10/98--01056--006
 *****70.00 *****70.00

4. (Corporation Name) (Document #)

☐ Walk in

☐ Pick up time

☐ Certified Copy

☐ Mail out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/ Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Please
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 Articles
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 Thanks
 Carson

FILED
98 APR 10 PM 1:06
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
MEADOW POINTE HOMEOWNER'S ASSOCIATION, INC.

The undersigned subscribers who are above the age of eighteen (18) years and competent to contract, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit under the provisions of Chapter 617, Florida Statutes, and do hereby agree and certify as follows:

ARTICLE I

NAME

The name of this Corporation shall be MEADOW POINTE HOMEOWNER'S ASSOCIATION, INC. (hereinafter referred to as the "Association").

ARTICLE II

PRINCIPAL OFFICE

The principal office of the Association is located at c/o Devco II Corporation, 15346 N. Florida Avenue, Suite 200, Tampa, Florida 33613.

ARTICLE III

INITIAL REGISTERED OFFICE AND AGENT

The initial registered office of this Association shall be located at 100 South Ashley Drive, Suite 1500, Tampa, Florida 33602 and the initial registered agent of the Association shall be Mark K. Straley. The Association may change its registered agent or the location of its registered office, or both, from time to time without amendment of these Articles of Incorporation.

ARTICLE IV

PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof (the "Members"), and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the single family residential building lots within that certain tract of property described on Exhibit "A" attached hereto (the "Property"), and for all other social and community related purposes benefiting its members.

The Association is being formed to promote the health, safety and welfare of the existing and future owners of single family residences within the above-described property and for the purposes of:

1. Exercising all of the powers, enforcement rights, privileges, duties and obligations granted, conferred or imposed upon the owners of all existing or future platted single family residential zoning lots in any Declaration of Easements, Covenants, Conditions and Restrictions or similar declaration applicable to the Property, recorded or to be recorded in the Office of the Clerk of the Circuit Court in and for Pasco County, Florida, as the same may be amended from time to time as therein provided, hereinafter called the "Declarations", said Declarations being incorporated herein as if set forth at length;

2. Establishing and collect all membership dues which may be determined to be necessary in order to fund the activities of the Association;

3. Exercising certain assigned powers and privileges associated with the architectural control over the buildings and improvements and to perform such assigned duties in connection therewith;

4. Exercising all rights, privileges and powers to monitor and enforce deed restrictions encumbering and benefiting the property of any Member after a complaint is brought to the attention of the Association, and the Association has investigated the matter.

5. Establishing procedures for the election of officers and directors by members of the Association for the purpose of permitting each member to be involved in the management of the Association.

6. Holding and exercising 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 V

MEMBERSHIP

Any person or entity who is the record owner in fee of a single family residential lot (whether platted or zoned for single family residential development) ("Residential Unit") located within the Property may become a Member of the Association. Membership is voluntary; only dues paying owners of Residential Units shall be Members of the Association. Initially, and until annual dues are determined by the Board of Directors of the Association, all owners of Residential Units shall be Members of the Association. Once annual dues are determined by the Board of Directors, membership shall be established and re-established annually by payment of the annual dues. Upon failure or refusal to pay annual dues or assessments, membership shall be terminated until such time as the annual dues for the membership year in progress are fully paid. Once membership has been established for any membership year, the membership may be transferred to the subsequent owner upon sale or transfer of title to the Residential Unit. Only Members in good standing shall have the right to participate in affairs of the Association.

ARTICLE VI

VOTING RIGHTS

Members shall have one vote for each Residential Unit in which they hold an interest. In the event a Residential Unit has more than one owner, only a single vote shall be allocated for the Residential Unit. Members who own more than one Residential Unit are entitled to one vote for each Residential

Unit upon which dues are paid. Members having paid annual dues at least 10 days prior to any noticed meeting shall be eligible to vote at the meeting.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of three (3) directors, selected in accordance with the By-Laws. The number of directors may be either increased or diminished from time to time as provided in the By-Laws. The name and street address of the initial directors of this Association are:

Mr. Donald A. Buck
Devco II Corporation
15346 N. Florida Avenue, Suite 200
Tampa, Florida 33613

Mr. John Robert Sierra, Jr.
Devco II Corporation
15346 N. Florida Avenue, Suite 200
Tampa, Florida 33613

Mr. Thomas H. Gray
Devco II Corporation
15346 N. Florida Avenue, Suite 200
Tampa, Florida 33613

ARTICLE VIII

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, or as otherwise provided by law. 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. If acceptance of such dedication is refused, the assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE IX

COMMENCEMENT AND DURATION OF CORPORATE EXISTENCE

This Association shall commence corporate existence on the date of filing these Articles with the Florida Secretary of State and shall have perpetual existence unless sooner dissolved according to law.

ARTICLE X

AMENDMENT

This Association reserves the right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto. Amendments shall require the assent of a majority of the Members.

ARTICLE XI

INCORPORATORS

The names and street addresses of the persons signing these Articles as Incorporators are:

Mr. Donald A. Buck
Devco II Corporation
15346 N. Florida Avenue, Suite 200
Tampa, Florida 33613

Mr. Thomas H. Gray
Devco II Corporation
15346 N. Florida Avenue, Suite 200
Tampa, Florida 33613

ARTICLE XII

BY-LAWS

The power to adopt, alter, amend or repeal By-Laws shall be vested in the Board.

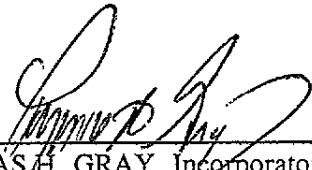
ARTICLE XIII

INDEMNIFICATION

In addition to any rights and duties under applicable law, this Association shall indemnify and hold harmless all its directors, officers, employees and agents, and former directors, officers, employees and agents from and against all liabilities and obligations, including attorneys fees, incurred in connection with any actions taken or failed to be taken by said directors, officers, employees and agents in their capacity as such except for willful misconduct or gross negligence.


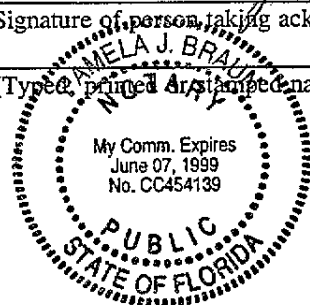
IN WITNESS WHEREOF, the undersigned do hereby make and file these Articles of Incorporation declaring and certifying that the facts stated herein are true, and hereby subscribe thereto and hereunto set their hand and seal this 9th day of April 1998.


DONALD A. BUCK, Incorporator


THOMAS H. GRAY, Incorporator


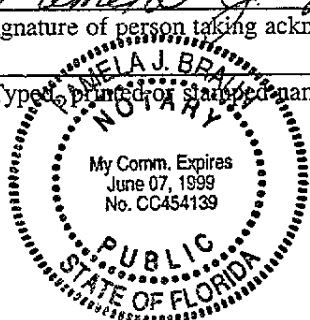
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on April 9th, 1998, by Donald A. Buck.
He is ☒ personally known to me or ☐ has produced _____ as identification
(check one).


Signature of person taking acknowledgement
(Type, printed or stamped name of acknowledger)


STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on April 8th, 1998, by Thomas H. Gray ~~Tom Gray~~. He
is ☒ personally known to me or ☐ has produced _____ as identification (check
one).


Signature of person taking acknowledgement
(Type, printed or stamped name of acknowledger)


**CERTIFICATE DESIGNATING PLACE OF BUSINESS
FOR THE SERVICE OF PROCESS WITHIN FLORIDA
AND REGISTERED AGENT
UPON WHOM PROCESS MAY BE SERVED**

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

MEADOW POINTE HOMEOWNER'S ASSOCIATION, INC., under the laws of the State of Florida with its registered office and principal place of business at 100 South Ashley Drive - Suite 1500, Tampa, Florida 33602, has named and designated Mark K. Straley as its Registered Agent to accept service of process within the State of Florida.

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

HAVING BEEN NAMED to accept service of process for the above-named 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 relating to the proper and complete performance of my duties as Registered Agent.

Dated this 9th day of April, 1998.



MARK K. STRALEY

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA