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TRANSMITTAL LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

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-09/18/98--01042--003
*****78.75 *****78.75

SUBJECT: Golden Valley Homeowners Association, INC.
(Proposed corporate name - must include suffix)

FILED
98 SEP 18 PM 2:54
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Enclosed is an original and one(1) copy of the articles of incorporation and a check for :

☐ \$70.00
Filing Fee

☒ \$78.75
Filing Fee
& Certificate

☐ \$122.50
Filing Fee
& Certified Copy

☐ \$131.25
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: DAVID W. WILLIAMS
Name (Printed or typed)

P.O. BOX 2003
Address

New Port Richey, FLA. 34654
City, State & Zip

& 727-861-0778
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION
OF
GOLDEN VALLEY HOMEOWNERS ASSOCIATION, INC.

THE UNDERSIGNED, acting as incorporator of a non-profit corporation under Chapter 617 of the Florida Statutes, does hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I
Name

The name of the corporation (hereinafter called the Association) is GOLDEN VALLEY HOMEOWNERS ASSOCIATION, INC. The principal place of business and mailing address of this corporation shall be 10440 Key Lantern Dr. New Port Richey, FL 34654.

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ARTICLE II
Purposes

The specific primary purposes for which the Association is formed are to provide for maintenance, preservation and control of the common area and easements within a certain tract of real property as more particularly described on "EXHIBIT A" attached hereto and incorporated herein by reference, which will be subdivided into a subdivision known as GOLDEN VALLEY (hereinafter sometimes referred to as "the Property"), and to promote the health, safety, and welfare of the residents within the above described subdivision and such additions thereto as may hereafter be brought within the jurisdiction of the Association for such purpose.

In furtherance of such purposes, the Association shall have the power to:

- (a) Perform all of the duties and obligations of the Association as set forth in a certain Declaration of Covenants, Conditions, and Restrictions (the Declaration) applicable to the subdivision of GOLDEN VALLEY to be recorded in the public records of Pasco County, Florida;
- (b) Affix, levy, and collect, and enforce payment by any lawful means of, all charges and assessments pursuant to the terms of the Declaration; and pay all expenses in connection therewith, and all office and other expenses incidental to the conduct of the business of the Association, including all taxes, licenses, or governmental charges levied on or imposed against the property of the Association;

- (c) Acquire by gift, purchase, or otherwise, own, hold, and improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the Association;
- (d) Borrow money and, subject to the consent by vote or written instrument of two-thirds of each class of members, mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.
- (e) Dedicate, sell, or transfer all or any part of the Common areas or easements to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds of each class of members, agreeing to such dedication, sale or transfer;
- (f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes;
- (g) Have and exercise any and all powers, rights, and privileges that a non-profit corporation organized under Chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The Association is organized and shall be operated exclusively for the purposes set forth above. The activities of the Association will be financed by assessments against members as provided in the Declaration, and no part of any net earnings of the Association will inure to the benefit of any member.

ARTICLE III

Eligibility for Membership

Every person or entity who is record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessments by the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

ARTICLE IV

Classes of Membership

The Association shall have two classes of voting members as follows:

Class A. Class A members shall be all owners with the exception of Declarant, as such term is defined in the Declaration, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as such members may determine among themselves, but in no event shall more than one vote be cast with respect to any lot owned by Class A members.

Class B. The Class B members shall be the Declarant, as such term is defined in the Declaration, who shall be entitled to ten (10) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership as provided in the Declaration.

ARTICLE V
Term

The period of duration of the Association shall be perpetual, unless dissolved according to law. Corporate existence shall commence upon filing of these Articles.

ARTICLE VI
Subscribers

The name and address of each subscriber is :

David W. Williams	10440 Key Lantern Dr. New Port Richey, Fl. 34654
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ARTICLE VII
Management

The affairs of the Association shall be managed by a Board of Directors. The Board of Directors shall consist of not less than three (3) directors. Directors shall be elected or removed in accordance with the Bylaws.

ARTICLE VIII
First Board of Directors

The names and addresses of the persons of the persons who shall serve as directors until the first election are:

David W. Williams	10440 Key Lantern Dr. New Port Richey, Fl 34654
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Jeff Williams	10440 Key Lantern Dr. New Port Richey, Fl 34654
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Joe Hoppes	10440 Key Lantern Dr. New Port Richey, Fl. 34654
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ARTICLE IX
Bylaws

The Bylaws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of two-thirds of each class of members existing at the time of and present at such meeting except that the initial Bylaws of the Association shall be made and adopted by the Board of Directors.

ARTICLE X **Amendments**

Amendments to these Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended 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, and present at such meeting. However, as long as the Developer owns a lot, no such amendment may be made without the consent of Developer. No such amendment shall materially affect or interfere with the rights of lot owners or lienors.

ARTICLE XI **Dedication of Assets**

In the event the Association shall dissolve or otherwise terminate its corporate existence subject to Chapters 607 and 617, Florida Statutes, the assets of the Association shall be distributed to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event such distribution is refused acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust, or other organization organized and operated for such similar purposes.

ARTICLE XII **Initial Registered Office and Registered Agent**

Initial Registered Office: The address of the initial registered office of the Association in the State of Florida is:

10440 Key Lantern Dr.
New Port Richey, FL 34654

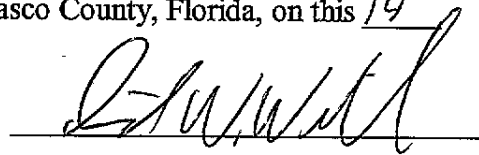
Initial Registered Agent: The registered agent of the Association at the registered office of the Association is :

David W. Williams

ARTICLE XIII **Additions**

Additions to the Properties may be made only in accordance with the provisions of the Declaration or any other recorded Covenants and Restrictions applicable to the Property. Such additions, when properly made under the Declaration or other applicable Covenants, shall extend the jurisdiction, functions, duties and membership of this Association to such Properties.

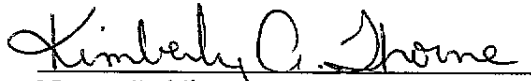
EXECUTED at New Port Richey, Pasco County, Florida, on this 14th
day of September, 1998



STATE OF FLORIDA
COUNTY OF PASCO

BEFORE ME, the undersigned authority, personally appeared DAVID W. WILLIAMS, who is to me known to be the person described in and who subscribed the above and foregoing Articles of Incorporation and he freely and voluntarily acknowledged before me according to law that he made and subscribed the same for the purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at New Port Richey, Pasco County, Florida, this 14 day of September, 1998


Notary Public
My Commissions Expires:



Kimberly A. Thorne
MY COMMISSION # CC633458 EXPIRES
June 20, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

**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 GOLDEN VALLEY HOMEOWNERS ASSOCIATION, INC.,
desiring to organize or qualify under the Laws of the State of Florida, with its
principal place of business at:

**10440 Key Lantern Dr.
New Port Richey, FL 34654**

**has named: David W. Williams
located at: 10440 Key Lantern Dr.
New Port Richey, FL 34654**

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



David W. Williams

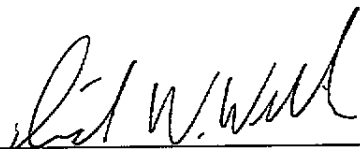
Date: 9/4/98

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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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.



David W. Williams
Registered Agent

Date: 9/4/98

DESCRIPTION:

A PORTION OF SECTION 20, TOWNSHIP 25 SOUTH, RANGE 17 EAST,
PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20;
THENCE RUN ALONG THE NORTH BOUNDARY LINE OF SAID SECTION
20, SOUTH 89°41'05" EAST, 2631.69 FEET TO THE NORTH 1/4
CORNER OF SAID SECTION 20, ALSO BEING THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID NORTH BOUNDARY LINE, SOUTH
89°37'09" EAST, 2190.91 FEET TO THE WESTERLY RIGHT-OF-WAY
LINE OF MOON LAKE ROAD (C.R. NO. 587); THENCE ALONG SAID
WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (5) COURSES:
SOUTH 29°59'09" EAST, 353.29 FEET; THENCE 195.63 FEET ALONG
THE ARC OF A 1085.92 FOOT RADIUS CURVE CONCAVE TO THE
SOUTHWEST, SUBTENDED BY A CHORD DISTANCE OF 195.37 FEET
WHICH BEARS SOUTH 24°49'30" EAST; THENCE NORTH 70°20'10" EAST
20.00 FEET; THENCE 546.95 FEET ALONG THE ARC OF A 1105.92
FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, SUBTENDED BY
A CHORD DISTANCE OF 541.39 FEET WHICH BEARS SOUTH 05°29'45"
EAST; THENCE SOUTH 08°40'21" WEST, 40.83 FEET; THENCE LEAVING
SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 72°02'33" WEST, 1011.92
FEET; THENCE NORTH 89°27'51" WEST, 1979.79 FEET; THENCE NORTH
17°26'10" EAST, 1429.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 80.308 ACRES MORE OR LESS.

TOTAL JURISDICTIONAL AREA 51.460 ACRES MORE OR LESS.

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

EXHIBIT "A"