

**CAPITAL CONNECTION, INC.**

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

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Citrus Ridge Homeowners  
Association, Inc.

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98 NOV -4 AM 10:32  
DIVISION OF CORPORATION

- FILED**  
98 NOV -4 PM 1:14  
TALLAHASSEE, FLORIDA  
SEAL OF THE STATE
- ☒ 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 \_\_\_\_\_
- OB  
11-4-98  
✓

Signature \_\_\_\_\_

Requested by: \_\_\_\_\_

Name \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

Walk-In \_\_\_\_\_

Will Pick Up \_\_\_\_\_

**ARTICLES OF INCORPORATION  
OF  
CITRUS RIDGE HOMEOWNERS ASSOCIATION, INC.,  
A FLORIDA CORPORATION NOT-FOR-PROFIT**

**FILED**  
98 NOV -4 PM 1:14  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapter 617, Florida Statutes, 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:

**ARTICLE I**

The name of the corporation is CITRUS RIDGE HOMEOWNERS ASSOCIATION, INC., hereinafter called the "ASSOCIATION".

**ARTICLE II**

The principal office of the Association is located at:

6023 26th Street West, Box 213  
Bradenton, Florida 34207

**ARTICLE III**  
**PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the residential lots and dwellings and Common Area within that certain tract of property described on Exhibit "A" attached hereto to enforce the "Covenants and Restrictions", and to promote the health, safety and welfare of the residents with in the above described property and for these purposes 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 Protective Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Office of the Clerk of the Circuit Court of Manatee 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;
- B. Fix, levy, collect and enforce payment by any lawful means, of all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incidental to the conduct of business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;
- C. 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.
- D. Borrow money, and with the assent of two-thirds (2/3rds) of each class of members, mortgage, pledge, deed-in-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 Area to any public agency, authority, 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 has been signed by two-thirds (2/3rds) 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 or annex additional residential property and common areas, provided that any such merger, consolidation, or annexation not specifically authorized in the Declaration shall have the assent of two-thirds (2/3rds) of each class of members;
- G. Have and to exercise any and all powers, rights and privileges which a corporation organized under the Not-For-Profit Corporation Law of the State of Florida may now or hereafter have or exercise;
- H. As long as there exists more than one Class of Membership in the Association annexation of additional properties, mergers and consolidations, mortgaging of common areas, dissolution and amendment of these Articles shall require the prior approval of the Department of Housing and Urban Development and Veteran's Administration of the United States Government.

#### **ARTICLE IV** **MEMBERSHIP**

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

#### **ARTICLE V** **VOTING RIGHTS**

The Association shall have one class of voting membership as follows:

- A. The members shall be all Owners of residences or dwelling units which have been constructed and conveyed to such Owners and shall be entitled to one (1) vote for each Residential Unit owned. When more than one (1) person holds an interest in any Residential Unit, all such Persons shall be members. The vote for such Residential Unit shall be exercised as the multiple owners may determine, but in no event shall more than (1) vote be cast with respect to any one Residential Unit.

#### **ARTICLE VI** **DIRECTORS**

- A. The affairs of the Association will be managed by a Board consisting of not less than three (3) nor more than five (5) directors. After the Declarant elects to divest control of the Association, directors must be members of the Association.
- B. Directors of the Association shall be elected at the annual meeting of the membership in the

manner described in the Bylaws. Directors may be removed and vacancies on the Board of Directors filled as provided in the Bylaws.

- C. The first election of directors shall not be held until thirty (30) days after the Declarant has closed the sales of seventy-five percent (75%) of the Residential Units contemplated by the General Plan of Development or five (5) years after the Declarant has closed the sale of the first Residential Unit in or until the Declarant elects to terminate its control of the Association, whichever shall first occur. The directors named in these Articles shall serve until the first election of directors, and any vacancies in their number occurring before the first election shall be filled by the remaining directors.
- D. The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

NAMES

  
JERRY APPLE

  
GARY L. MARTIN

  
TERRY MARTIN

ADDRESSES:

6023 26th Street West, Box 213  
Bradenton, Florida 34207

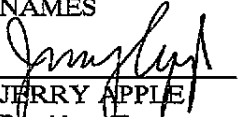
6023 26th Street West, Box 213  
Bradenton, Florida 34207

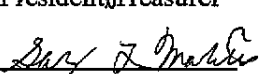
6023 26th Street West, Box 213  
Bradenton, Florida 34209

ARTICLE VII  
OFFICERS

The affairs of the Association shall be administered by the Officers designated in the Bylaws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

NAMES

  
JERRY APPLE  
President/Treasurer

  
GARY L. MARTIN  
Vice President/Secretary

ADDRESSES:

6023 26th Street West, Box 213  
Bradenton, Florida 34207

6023 26th Street West, Box 213  
Bradenton, Florida 34207

ARTICLE VIII  
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3rds) of each Class of members. Upon, dissolution of the Association, other than incidental 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 acceptance, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes. This procedure shall be subject to court approval on dissolution pursuant to Florida Statute 617.05.

#### ARTICLE IX BY-LAWS

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

#### ARTICLE X DURATION

The corporation shall exist perpetually.


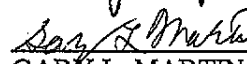
#### ARTICLE XI AMENDMENTS

Amendments to the Articles of Incorporation shall be proposed and adopted in the following manner:

- A. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.
- B. A resolution approving a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Members present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, approval of a proposed amendment must be by not less than two-thirds (2/3rds) vote of the Residential Unit owners.
- C. Provided, however, that no amendment shall make any changes in the qualifications of membership nor the voting rights of members without approval in writing by all members, and joinder of all record owners or mortgages upon the Residential Units. No amendment shall be made that is in conflict with the Declaration of Covenants and Restrictions of CITRUS RIDGE SUBDIVISION or the laws of the State of Florida.

#### ARTICLE XII INCORPORATORS

The names and addresses of the incorporators of these Articles of Incorporation are as follows:

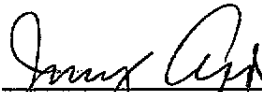

NAMES  
  
JERRY APPLE  
  
GARY L. MARTIN

ADDRESSES:  
  
6023 26th Street West, Box 213  
Bradenton, Florida 34207  
  
6023 26th Street West, Box 213  
Bradenton, Florida 34207

**ARTICLE XIII**  
**REGISTERED AGENT**

D. TURNER MATTHEWS, Attorney at Law, whose address is 6220 Manatee Avenue west, Suite 404, Bradenton, Florida 34209 is hereby appointed the initial registered agent of this Association.

IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporation of this Association, have executed these Articles of Incorporation this 29 day of October, 1998.

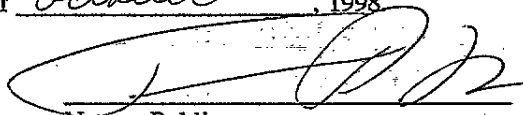
  
\_\_\_\_\_  
JERRY APPLE  
  
\_\_\_\_\_  
GARY L. MARTIN

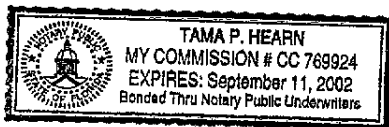
STATE OF FLORIDA }  
COUNTY OF MANATEE }

Before me, the undersigned authority, personally appeared JERRY APPLE and GARY L. MARTIN, who, after being duly sworn, acknowledged before me that they executed the foregoing Articles of Incorporation freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal this 29 day of October, 1998

My commission expires:

  
\_\_\_\_\_  
Notary Public  
TAMA P. HEARN  
Printed Name of Notary



**CERTIFICATE DESIGNATING A REGISTERED OFFICE AND A  
REGISTERED AGENT FOR THE SERVICE OF  
PROCESS WITHIN THIS STATE**

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In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said act:

CITRUS RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida corporation Not-For-Profit, desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation at 6023 26th Street West, Box 213, Bradenton, Florida 34207, has named as its agent to accept service of process within this State.

**ACKNOWLEDGEMENT**

Having been named to accept service of process for the above stated corporation, at the 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.

  
D. TURNER MATTHEWS

**FILED**  
NOV - 4 PM 1:14  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA