

N98000006955



THE UNITED STATES
CORPORATION
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 052869 7170239

AUTHORIZATION :

COST LIMIT : \$ 70.00

Patricia Pignatelli

ORDER DATE : December 4, 1998

ORDER TIME : 11:37 AM

ORDER NO. : 052869-005

600002703486--1

CUSTOMER NO: 7170239

CUSTOMER: Linda Topping, Paralegal
RICHARD H. LANGLEY
RICHARD H. LANGLEY
700 Almond Street

Clermont, FL 34712

DOMESTIC FILING

NAME: HUNTERS RIDGE PROPERTY OWNERS'
ASSOCIATION, INC.

EFFECTIVE DATE: DECEMBER 1, 1998

XX ARTICLES OF INCORPORATION
 CERTIFICATE OF LIMITED PARTNERSHIP

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX PLAIN STAMPED COPY

CONTACT PERSON: Robert Maxwell

509-2295-625
W98-27155
167-2295

EXAMINER'S INITIALS:

g 12/1/98

98 DEC -4 PM 1:01
FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS



FLORIDA DEPARTMENT OF STATE

Sandra B. Mortham
Secretary of State

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 DEC -4 PM 1:01

December 8, 1998

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

RESUBMIT

Please give original
submission date as file date.

SUBJECT: HUNTERS RIDGE PROPERTY OWNERS' ASSOCIATION, INC.
Ref. Number: W98000027155

We have received your document for HUNTERS RIDGE PROPERTY OWNERS' ASSOCIATION, INC. and the authorization to debit your account in the amount of \$70.00. However, the document has not been filed and is being returned for the following:

You failed to make the correction(s) requested in our previous letter.

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6973.

Claretha Golden
Document Specialist

Letter Number: 598A00057881

RECEIVED
98 DEC -9 PM 9:01



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State

December 4, 1998

CSC NETWORKS
1201 HAYS STREET
TALLAHASSEE, FL 32301

SUBJECT: HUNTERS RIDE PROPERTY OWNERS' ASSOCIATION, INC.
Ref. Number: W98000027155

RECEIVED

98 DEC -7 PM 2:44

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RESUBMIT

Please give original
submission date as file date.

We have received your document for HUNTERS RIDE PROPERTY OWNERS' ASSOCIATION, INC. and the authorization to debit your account in the amount of \$70.00. However, the document has not been filed and is being returned for the following:

The name of the entity must be identical throughout the document.

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

The effective date is not acceptable since it is not within five working days of the date of receipt.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6973.

Claretha Golden
Document Specialist

Letter Number: 998A00057498

Submitted on
4th
Signed on
1st

pa Denis McDuffie
12/01/98 effective
date is
OK

EFFECTIVE DATE

12/1/98

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
98 DEC -4 PM 1:02

ARTICLES OF INCORPORATION

of

HUNTERS RIDGE PROPERTY OWNERS' ASSOCIATION, INC.

(a Florida Corporation Not for Profit)

We, the undersigned, acting as incorporators of a nonprofit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following articles of incorporation for such corporation.

ARTICLE I

NAME

The name of the corporation is **HUNTERS RIDGE PROPERTY OWNERS' ASSOCIATION, INC.** hereinafter referred to as the "Association".

ARTICLE II

ADDRESS

The street address of the initial principal office and the mailing address are the same as follows:

1135 East Avenue
Clermont, Florida 34711

ARTICLE III

PURPOSE AND POWERS OF THE ASSOCIATION

The Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purpose for which it is formed are to provide for maintenance, preservation and architectural control of the residences and (Common Area) within that certain tract of property described as:

HUNTER'S RIDGE, according to the plat thereof, as recorded in Plat Book
41, Page 4-5, Public Records of Lake County, Florida.

and to 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 for this purpose to:

A. Exercise all 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, or to be recorded, in the Office of the Clerk of the Circuit Court, Lake 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. The Association shall operate, maintain and manage the surface water or storm water management system(s) in a manner consistent with the St. Johns River Water Management District Permit No. 40-069-0302 ERP requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or storm water management system.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or storm water management system.

D. 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.

ARTICLE IV **VOTING RIGHTS**

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

CLASS A. The CLASS "A" MEMBER(S) shall be all Owners, and shall be entitled to one vote for each lot owned. When more than one person holds an interest in any residence, all such persons shall be members. The vote for such lot shall be exercised as the multiple owners may determine, but in no event shall more than one (1) vote be cast with respect to any one lot.

CLASS B. The CLASS "B" MEMBER(S) shall be the Declarant. The Class "B" member shall be entitled to exercise total voting control until the annual meeting following the event of the total number of lots in the subdivision being owned by individuals other than the developer, his agents or associates. Upon this even, Class "A" members may exercise voting rights. No lots owned by the developer, his agents or associates, shall be subject to any assessment until the annual meeting following purchase by others.

ARTICLE V **BOARD OF DIRECTORS**

The affairs of the Association will be managed by a Board consisting of not less than three (3) no more than five (5) directors. The number of directors may be changed by amendment of the ByLaws of the Association. The names and address of the persons who are to act in the capacity of directors until the selection of their successors are:

W.H. Gey
1135 East Avenue
Clermont, FL 34711

Robert K. Hogan	Beverly Gey
1135 East Avenue	1135 East Avenue
Clermont, FL 34711	Clermont, FL 34711

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

ARTICLE VI **ADDRESS OF INITIAL REGISTERED OFFICE AND** **NAME OF INITIAL REGISTERED AGENT**

The address of this Association's initial registered office in the State of Florida is 1135 East Avenue, Clermont, Florida 34711. The name of this Association's initial registered agent at the above address is ROBERT K. HOGAN.

ARTICLE VIII
OFFICERS

The initial officers of the Association shall be a president, vice president and secretary/treasurer. Such officers shall be elected or appointed at the first meeting of the Board of Directors following each Annual meeting of members.

The names of the officers who are to serve until the first election or appointment are:

Robert K. Hogan, President

ARTICLE IX
INCORPORATORS

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

Robert K. Hogan
1135 East Avenue
Clermont, Florida 34711

ARTICLE X
BYLAWS

The ByLaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded at any annual meeting of the association, or at any special meeting duly called for such purpose by a vote of a majority of a quorum of voting members present in person or by proxy, except that the initial ByLaws of the Association shall be made and adopted by the Board of Directors.

ARTICLE XI
EXISTENCE AND DURATION

Existence of the Association shall commence December 1, 1998. The Association shall exist in perpetuity.

ARTICLE XII
AMENDMENTS

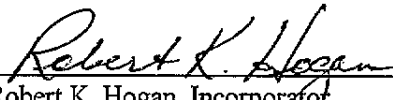
Amendments to the Articles of Incorporation may be proposed by any member of the Association. Those at any annual meeting of the Association or at any special meeting duly called and held for such purpose on the affirmative vote of at least three-fourths (3/4) of the members eligible to vote.

ARTICLE XIII
DISSOLUTION

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or storm water management system must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.


The Association may be dissolved with the assent given in writing and signed by not less than three-fourths (3/4) 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 Section 617.05, Florida Statutes.

IN WITNESS WHEREOF, for the purpose of forming this Corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation on this 1 day of December, 1998.


Robert K. Hogan, Incorporator

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent, I hereby accept such appointment and I hereby am familiar with and accept the duties and responsibilities as registered agent for the corporation.


Robert K. Hogan, Resident Agent

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DIVISION OF CORPORATIONS
98 DEC -4 PM 1:02