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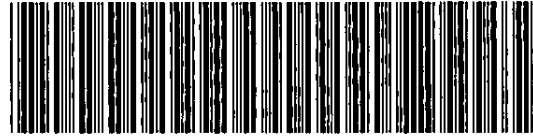
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TALLAHASSEE, FLORIDA

2017 APR 24 P 1:05

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T. LEMIEUX
APR 28 2017

COVER LETTER

TO: Amendment Section
Division of Corporations

NAME OF CORPORATION: Hidden Hills V Property Owners Association, Inc.

DOCUMENT NUMBER: N99000005830

The enclosed *Articles of Amendment* and fee are submitted for filing.

Please return all correspondence concerning this matter to the following:

Thomas J. Gumber

Name of Contact Person

Firm/ Company

4731 SE 6th Ln

Address

Keystone Heights, FL 32656

City/ State and Zip Code

tgumber@comcast.net

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Thomas J. Gumber

at (352) 235-4375

Name of Contact Person

Area Code & Daytime Telephone Number

Enclosed is a check for the following amount made payable to the Florida Department of State:

☐ \$35 Filing Fee

☒ \$43.75 Filing Fee &
Certificate of Status

☐ \$43.75 Filing Fee &
Certified Copy
(Additional copy is
enclosed)

☐ \$52.50 Filing Fee
Certificate of Status
Certified Copy
(Additional Copy
is enclosed)

Mailing Address

Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

Amendment Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

ARTICLES OF AMENDMENT
to
ARTICLES OF INCORPORATION
of

FILED
2017 APR 24 P 1:05
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Hidden Hills V Property Owners Association, Inc.
(present name)

N99000005830

Document Number of Corporation (If known)

Pursuant to the provisions of section 617.1006, Florida Statutes, the undersigned Florida nonprofit corporation adopts the following articles of amendment to its Declaration of Covenants and Restrictions.


FIRST: Amendment(s) adopted: (INDICATE ARTICLE NUMBER(S) BEING AMENDED, ADDED OR DELETED.)

The Associations Articles of Incorporation were repealed in their entirety and replaced by the following amended Articles, see attached.

SECOND: The date of adoption of the amendment(s) was: April 4, 2017

THIRD: Adoption of Amendment (CHECK ONE)

- ☒ The amendment(s) was(were) adopted by the members and the number of votes cast for the amendment was sufficient for approval.
- ☐ There are no members entitled to vote on the amendment. The amendment(s) was(were) adopted by the board of directors.



Signature of Chairman, Vice Chairman, President or other Officer

THOMAS J. GUMBER

Typed or printed name

PRESIDENT

Title

4/20/2017

Date

ARTICLES OF INCORPORATION OF
HIDDEN HILLS V PROPERTY OWNERS ASSOCIATION, INC.

303 State Road 26
Melrose, FL 32666

ARTICLE I TERM OF EXISTENCE

The Existence of the Association will commence upon filing of these Articles with the Department of State of the State of Florida and shall continue thereafter in perpetuity.

ARTICLE II PURPOSE

The association is organized for the purpose of maintaining common lands- common elements collection of dues and the disbursement of funds necessary, management, maintenance, operation, and care of real and personal property including but without limitation, common grounds, ditches, retention or detention areas, drainage, and other surface water management works which are owned by the Association or the owners in common:

- A. To fix and make assessments from each or the twenty-seven (27) property owners and collect the assessments that are due by any lawful means through any and legal channels.
- B. To use and expand the proceeds of assessments in a manner consistent with the purpose for which this Association is formed to pay for items such as: liability insurance, permits and fees and maintenance, operation and repairs of the surface water or storm water management system.
- C. Review plans and specifications of proposed improvements whether they comply with the "DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE HIDDEN HILLS V PROPERTY OWNERS ASSOCIATION."
- D. To maintain, repair, replace, and operate the surface water or storm water management system in a manner consistent with the permit issued by the St. Johns River Water Management District and the operation and maintenance plan attached thereto.
- E. To make, amend, impose, and enforce by any lawful means, reasonable rules and regulations use of the common areas and association property as specifically stated in the covenants and restrictions for the Hidden Hills V Subdivision.
- F. To require owners to do and perform anything required by these Articles, the Bylaws, or the Declaration to be done by the owner, but if not done by the owner in a timely manner, to do and perform those things at the expense of the owner.
- G. To do and perform any obligations imposed upon the Association by the Declaration or by any permit or authorization from any unit of local, regional, state, or federal government, and to enforce by any legal means the provisions of these Articles, the Bylaws, and the Declaration.

The foregoing specific duties and responsibilities are not construed in any way as limiting the powers of the Association. Rather, the Association will have and exercise all the powers conferred upon Association so

formed.

ARTICLE III MEMBERSHIP

Every person or entity who is, from time to time, the record owner of Lots 1 through 27 of Hidden Hills V subdivision shall be a member of the Association. Membership will be appurtenant to, and may not be separated from the ownership at any time. All voting shall be done at required homeowners meetings as may be specified from time to time and must obtain a majority vote on any issue that may arise.

ARTICLE IV OFFICERS

J. Brooks Brown – President
William K. Gordon – Vice President
Adele Pence – Secretary & Treasurer

ARTICLE V DIRECTORS

At the first annual meeting of the property owners association three (3) directors will be nominated and elected. The directors shall be for a term of one (1) year, at which time elections will be held for subsequent one (1) year periods.

1. Initial Control by Developer

Notwithstanding the other provisions contained in these Articles to the contrary, Helen L. Brown as trustee under that certain Helen L. Brown revocable Trust dated May 10, 1990 at 3627 University Boulevard, Jacksonville, Florida 32216-7404 or her successors in interest ("Developer") shall be responsible for the management and disbursement of monies from the Association account, as well as the management of all Association properties until the Developer relinquishes that right or ceases to be the owner of any real property at Hidden Hills V subdivision. The Developer, prior to relinquishing control of the Association or otherwise allowing control to transfer to the Directors of the Association shall provide at least thirty (30) days written notice to the St. Johns River Water Management District, that all terms and conditions placed upon the Developer by permits or authorizations from the St. Johns River Water Management District have been satisfied in full and that transfer is proposed to occur on a specific date.

ARTICLE VI ASSESSMENTS

Initial monthly assessments of \$0 per month will be assessed each lot owner commencing at closing of their lot and at the first day of each month thereafter to pay for any and all association related items as included in the Hidden Hills V subdivision budgets for common elements and may be revised annually (increased or decreased) as budgetary restraints may require.

ARTICLE VII INITIAL OFFICERS AND DIRECTORS

The initial Officers shall be:

J. Brooks Brown – President
William K. Gordon – Vice President
Adele Pence – Secretary & Treasurer

The initial Directors shall be:

J. Brooks Brown
William K. Gordon
Adele Pence

ARTICLE VIII BYLAWS AND AMENDMENT OF ARTICLES

The Bylaws will be adopted and may be amended by the Directors or members, consistent with these Articles and the Declaration at the annual meeting where a quorum must be present and a majority vote is obtained. If any proposed amendments or changes relate to any governmental agency, such as: St. Johns River Water Management District, Department of Environmental Regulation, Department of Natural Resources, Army Corps of Engineers, or any local or state agency, the Association must obtain the required agency approval prior to the Association's vote to amend the same. Amendments which directly or indirectly impact operation and maintenance of the surface water management systems, including but without limitation, all lakes, ditches, retention or detention areas, drainage, and other surface Water District Management works which are owned by the Association or the owners in common, may be made after approval of Water Management District. Such approval shall be in the form of a modification to any and all permits issued by the St. Johns River Water Management District under the lawfully adopted rules.

ARTICLE IX REGISTERED AGENT AND OFFICE

The registered office shall be located at 4731 SE 6th Lane, Keystone Heights, Florida 32656. The registered agent shall be William K. Gordon, 303 State Road 26, Melrose, Florida 32666, until such time as control is turned over to the members.

ARTICLE X INDEMNIFICATION OF OFFICERS AND DIRECTORS

All Officers and Directors of the Hidden Hills V subdivision will act in the best of their ability for the management of all common grounds and twenty seven (27) lot owners will be held harmless in any of their actions excluding fraudulent representation and criminal deeds.

ARTICLE XI TERMS OF OFFICERS AND DIRECTORS

The President, Vice-President, Secretary, and Treasurer will be elected for one (1) year terms for the purpose of general management of day-to-day activities. The Director will be elected for one (1) year periods and will serve as the property owners voice in any and all matters and will give recommendations to the Officers as requested by the homeowners.

ARTICLE XII DISSOLUTION OF ASSOCIATION

The Association may not be dissolved unless provisions are made prior to dissolution to assure governmental jurisdiction for the surface water management system. The assessments related to the surface water management system may be eliminated, pursuant to a valid modification of these Articles, if feasible, so long as a governmental jurisdiction is responsible for proper maintenance of the surface water management system.

If the foregoing conditions are met, dissolution must then be by the unanimous consent of all Owners

and by the dedication or approval by any and all holders of any interest in any property, whether real, personal, or mixed, that is directly or indirectly related to the surface water management system, including, without limitation, ditches, retention or detention areas, drainage, and other surface water management work, which are owned by the Association or the owners in common. Dedication or approval must be authorized by the St. Johns River Water Management District. Such modifications shall be made under the lawfully adopted rules of the St. Johns River Water Management District in effect at the time of application for such modification.

ARTICLE XIII DECLARATION OF INTENTION

It is the intention of the property owners association and its Officers to fully maintain and govern all common elements and affairs of the common properties of Hidden Hills V subdivision.

EXHIBIT 1
ACCEPTANCE OF REGISTERED AGENT

The property owners of the Hidden Hills V subdivision accept Thomas J. Gumber as their registered agent until such time as Association control is relinquished.

IN WITNESS WHEREOF the undersigned subscribers have hereunto set their hand and seal this 4 day of April, 2017.

Signed, Sealed and delivered in the presence of:

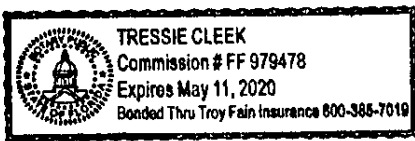
Thomas J. Gumber
Thomas J. Gumber, Subscriber

Jamie Cecile
Witness

Amy Burke
Witness

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 4 day of April, 2017, by Thomas J. Gumber, who is personally known to me or produced personally known as identification and who executed the foregoing.



Tressie Cleek
_____, NOTARY

Notary Public State of FL
My Commission Expires

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 PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

Thomas J. Gumber