

ARTICLES OF INCORPORATION  
OF  
HOMEOWNERS ASSOCIATION OF HUNTER'S LAKE

In compliance with the requirements of Florida Statutes 617, the undersigned, all of whom are residents of Pasco County, Florida, and 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 1.

The name of the corporation is HOMEOWNERS ASSOCIATION OF HUNTER'S LAKE, hereinafter called the "Association".

ARTICLE 11.

The principal office of the Association is located at 8410 U.S.Hwy.19, Suite 105, Port Richey, Florida 34668.

ARTICLE 111.

Mark Swartzel, whose address is 8410 U.S.Hwy. 19, Suite 105, Port Richey, Florida 34668, is hereby appointed the initial registered agent of this Association.

ARTICLE 1V.

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 residence lots and Common Areas within that certain tract of property described on Exhibit "A" attached hereto and made a part hereof, 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 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 Covenants, Conditions and Restrictions, hereinafter called the "Declaration", applicable to the property and recorded or to be recorded in the Public Records of Pasco 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, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the 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 (2/3) 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 Areas 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 (2/3) 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 shall have the assent of two-thirds (2/3) of each class of members;

(g) Have and to exercise 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.

The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners with the exception of the Declarant 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 they among themselves determine, but in no event shall more than one vote be cast with respect to any lot.

Class B. Class B member(s) shall be the Declarant (as defined in the Declaration), and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier;

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or,

(b) on January 1, 1999.

#### ARTICLE VI.

The affairs of this Association shall be managed by a Board of nine (9) Directors who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association. The names and addresses of the persons who are to act in the capacity of Directors until the selection of their successors are:

<u>Mark E. Swartzel</u>	<u>8410 U.S.Hwy.19,#105, Port Richey, FL. 34668</u>
<u>William R. Peterson, Jr.</u>	<u>5505 S.Osteen Road, New Port Richey,FL.34654</u>
<u>James H. Peterson</u>	<u>5505 S.Osteen Road, New Port Richey,FL.34654</u>
<u>Thomas A. Peterson</u>	<u>5505 S.Osteen Road, New Port Richey,FL.34654</u>
<u>E. F. Swartzel</u>	<u>14112 S.Boulevard, New Port Richey, FL.34654</u>
<u>Rebecca R. Huffsmith</u>	<u>8410 U.S. Hwy.19.#105. Port Richey, FL 34668</u>
<u>Joseph Dedeia</u>	<u>5111 Indian Mound Court,New Port Richey,FL.34654</u>
<u>Linda Dedeia</u>	<u>5111 Indian Mound Court,New Port Richey,FL.34654</u>
<u>Glen T. Lewis</u>	<u>12206 Fieldstone Lane, Bayonet Pt.FL. 34667</u>

At the first annual meeting the members shall elect three (3) Directors for a term of one (1) year, three (3) Directors for a term of two (2) years, and three (3) Directors for a term of three (3) years; and at each annual meeting thereafter the members shall elect three (3) Directors for a term of three (3) years.

ARTICLE V11.

The affairs of this Association shall be administered by a President, Vice-President, Secretary and Treasurer, who need not be members of the Association. The following persons shall act in the capacity indicated until the selection of their successors in accordance with the By-Laws of the Association.

President:	Mark E. Swartzel
Vice President:	William R. Peterson, Jr.
Secretary:	Thomas A. Peterson
Treasurer:	Linda J. Dedeo

ARTICLE V111.

The name and address of the subscriber to these Articles of Incorporation for the Association is:

Mark E. Swartzel,  
8410 U.S.Hwy.19, Suite 105,  
Port Richey, Florida 34668

ARTICLE IX.

The By-Laws of the Association will be adopted by a two-thirds (2/3) majority of the Board of Directors.

ARTICLE X.

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. 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. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

ARTICLE XI.

The corporation shall exist perpetually.

ARTICLE XII.

Amendment of these Articles shall require the assent of seventy-five percent (75%) of the entire membership.

ARTICLE XIII.

As long as there is a Class B membership, the following actions will require, if applicable, the prior approval of the Federal Housing Administration or the Veterans Administration; annexation of additional properties, mergers and consolidations, mortgaging of Common Areas, dedication of Common Areas, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation this 7th day of November, 1990.



\_\_\_\_\_  
Mark E. Swartzel

I DO HEREBY ACCEPT THE DUTIES OF REGISTERED AGENT.



\_\_\_\_\_  
Mark E. Swartzel

STATE OF FLORIDA  
COUNTY OF PASCO

I HEREBY CERTIFY that on this day, before me a notary public duly authorized in the State and County above named to take acknowledgments, personally appeared MARK E. SWARTSEL, to me well known to be the person described in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he subscribed to these Articles of Incorporation.

WITNESS my hand and official seal in the County and State above named this 7th day of November, 1990.



\_\_\_\_\_  
Notary Public

Notary Public, State of Florida at Large

My Commission Expires: \_\_\_\_\_

My Commission Expires July 20, 1991