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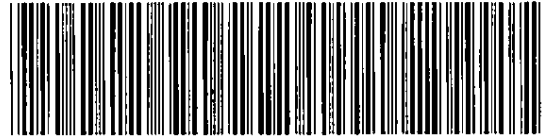
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DEPARTMENT OF REVENUE  
TALLAHASSEE, FLORIDA

2022 MAY 12 PM 2:33

RECEIVED

SECRETARY OF STATE  
TALLAHASSEE, FL

2022 MAY 12 PM 3:13

FILED



May 10, 2022

Florida Department of State  
Division of Corporations  
The Centre of Tallahassee  
2415 N. Monroe Street, Suite 810  
Tallahassee, FL 32303

Re: Townhomes on West Bay Homeowners' Association, Inc.  
East Oak Townhomes Homeowners' Association, Inc.

To Whom It May Concern:

Enclosed herewith please find the following for filing with your office:

1. The original Articles of Incorporation and Designation of Registered Agent for Townhomes on West Bay Homeowners' Association, Inc.
2. The original Articles of Incorporation and Designation of Registered Agent for East Oak Townhomes Homeowners' Association, Inc.
3. Our firm check made payable to Florida Department of State in the sum of \$157.50 to cover the filing fees and a certificate of status for both corporations.

Please contact me if you have any questions concerning the foregoing.

Regards,

TERRA LAW FIRM, P.A.

David M. Felice, Esq.  
dfelice@terralawfirm.com

DMF/lk  
Enc.

**FILED**

**ARTICLES OF INCORPORATION OF EAST OAK TOWNHOMES  
HOMEOWNERS' ASSOCIATION, INC.**

2022 MAY 12 PM 3: 1

SECRETARY OF STATE  
TALLAHASSEE, FL

The undersigned incorporator, a resident of the State of Florida and of full age, hereby makes, subscribes, acknowledges and files with the Department of the State of Florida these Articles of Incorporation for the purpose of forming a not-for-profit corporation under the laws of the State of Florida.

**ARTICLE 1  
NAME AND PRINCIPAL OFFICE**

The name of this corporation is EAST OAK TOWNHOMES HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation (hereinafter called the "Association" in these Articles). The principal office and mailing address of the Association is 5602 W. Linebaugh Ave., Suite D, Tampa, FL 33624.

**ARTICLE 2  
OFFICE AND REGISTERED AGENT**

The Association's initial registered agent is Terra Law Firm, P.A., 14910 Winding Creek Ct., Tampa, FL 33613. Both this Association's registered office and registered agent may be changed from time to time by the Board of Directors as provided by law.

**ARTICLE 3  
PURPOSE**

This Association does not contemplate pecuniary gain or profit to its Members, however, nothing herein shall prevent the Association from compensating persons who may be Members, directors or officers in exchange for services actually rendered to, or costs actually incurred for the benefit of, the Association in furtherance of one or more of its purposes. The general purpose for which it is formed is to promote the common interests of the property owners in the East Oak Townhomes (the "Community") and the specific purpose is to perform the functions of the Association as contemplated in the Declaration for the Community recorded in the public records of Hillsborough County, Florida (the "Declaration").

**ARTICLE 4  
POWERS & DUTIES**

In addition to engaging in all lawful acts permitted or authorized by law, the Association is, without limitation, empowered to:

**(a) Declaration.** Exercise all rights, powers, privileges, and perform all duties of this Association set forth in that certain Declaration of Covenants, Conditions and Restrictions for East Oak Townhomes (hereinafter called the "Declaration") applicable to the Properties and recorded

or to be recorded in the Public Records of Hillsborough 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 in full:

(b) **Property.** In any lawful manner, acquire, own, hold, improve, manage, operate, maintain, repair, replace, operate, convey, sell, lease, transfer, assign, and otherwise dispose of property of any nature whatsoever, real, personal, or mixed, tangible or intangible, in connection with this Association's affairs:

(c) **Assessments.** Fix, levy, collect, and enforce by any lawful means all charges or assessments established by, or pursuant to, the Declaration including but not limited to, levy and collection of adequate assessments against members of the Association for the costs of maintenance and operation of the Stormwater Management System; and to use and expend the proceeds of assessments in the exercise of its powers and duties hereunder and for the maintenance and repair of the Stormwater Management System and mitigation or preservation areas, if any, including, but not limited to, work within retention areas, drainage structures and drainage easements, as applicable.

(d) **Costs.** Pay all costs, expenses, and obligations lawfully incurred in connection with this Association's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against this Association's property;

(e) **Borrowing.** Borrow money and, with the approval of two-thirds (2/3) of the members, mortgage, pledge, deed in trust, hypothecate, assign, grant security interests in, or otherwise transfer any or all of its property as security for money borrowed, debts incurred, or any of its other obligations:

(f) **Contracting.** To contract for services or materials to provide for operation and maintenance of the Common Property; to provide Community Services; and to otherwise provide for the operation and needs of the Association.

(g) **Dedications.** With the approval of a two-thirds (2/3) vote of the members, dedicate, sell or transfer all or any part of its property to any public agency, authority, or utility;

(h) **Mergers.** With the approval of a two-thirds (2/3) vote of the members, participate in mergers and consolidations with other non-profit corporations organized for similar purposes:

(i) **Rules.** From time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the Lots and Common Property (as those terms are defined in the Declaration) consistent with the rights and duties established by the Declaration and these Articles;

(j) **General.** Have and exercise all common law rights, powers, and privileges and those that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration or these

Articles, or reasonably necessary to effectuate the exercise of any right, power, or privilege so granted;

**(k) Enforcement.** To enforce by legal means the obligations of the members of this Association and the provisions of the Declaration:

**(l) Litigation.** To sue or be sued;

**(m) Surface Water Management.** Operate, maintain and manage the Stormwater Management System in a manner consistent with the requirements of SWFWMD Permit No. 45778.000 and applicable SWFWMD rules, and shall assist in the enforcement of restrictions and covenants contained herein and in the Declaration.

## ARTICLE 5 MEMBERSHIP & VOTING RIGHTS

Every person, whether an individual, corporation or other entity, who is the record owner of a Lot shall become a Member of the Association upon the recording of the instrument of conveyance. If title to a Lot is held by more than one person, each such person shall be a Member. An Owner of more than one Lot is entitled to membership for each Lot owned. No person other than an Owner may be a Member of the Association, and a membership in the Association may not be transferred except by the transfer of title to a Lot; provided, however, the foregoing does not prohibit the assignment of membership and voting rights by an Owner who is a contract seller to such Owner's vendee in possession. Membership is appurtenant to the Lot upon which it is based and is transferred automatically by conveyance of title to that Lot whether or not mention thereof is made in such conveyance of title.

If more than one person owns a fee interest in any Lot, all such persons are Members, but there may be only one vote cast with respect to such Lot. Such vote may be exercised as the co-owners determine among themselves, but no split vote is permitted. If more than one vote is cast regarding any Lot, then the votes for that Lot shall be disregarded.

The Association shall have 2 classes of voting membership - Class A and Class B.

**Class A Membership.** So long as there is Class B membership, Class A Members shall be all Owners except the Declarant. Class A Members shall be entitled to one vote for each Lot owned. Upon termination of Class B membership, Class A Members shall be all Owners, including the Declarant so long as Declarant is an Owner, and each Owner shall be entitled to one vote for each Lot owned.

**Class B Membership.** The Class B Member shall be the Declarant and as long as there is a Class B membership, the Declarant shall be entitled to fifteen (15) votes for each Lot owned. Class B Membership shall cease and be converted to Class A membership upon the happening of any of the following events, whichever if first to occur: (i) one of the events contained in

F.S. §720.307(1); or (ii) when Declarant waives in writing its right to Class B membership and a certificate to such effect is recorded in the Public Records.

## **ARTICLE 6 BOARD OF DIRECTORS**

Prior to the Transition Date, the Association shall be managed by a board of three (3) Directors appointed by Declarant, who shall serve at the pleasure of Declarant (or any party to which Declarant assigns such rights). Such Directors need not be members of the Association. Thereafter, the Board of Directors shall consist of either three (3) members or five (5) members as determined by the Members at each annual meeting. Such elected Directors must be members of the Association. Election of Directors shall take place in accordance with the By-laws of the Association; cumulative voting for Directors is not permitted.

The names and addresses of the first Board of Directors who shall hold office until their successors are elected and have taken office, as provided in the Bylaws are as follows:

- (1) Daniel Ochstein, 5602 W. Linebaugh Ave., Suite D, Tampa, FL 33624
- (2) Joshua Nicholson, 5602 W. Linebaugh Ave., Suite D, Tampa, FL 33624
- (3) Morgan Rinaldo, 5602 W. Linebaugh Ave., Suite D, Tampa, FL 33624

## **ARTICLE 7 EXISTENCE & DURATION**

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Stormwater Management System must be transferred to and accepted by an entity which complies with Rule 62-330.310, F.A.C., and Applicant's Handbook Volume I, Section 12.3, and be approved by SWFWMD prior to such termination, dissolution or liquidation.

## **ARTICLE 8 BYLAWS**

This Association's Bylaws have or shall be adopted by the Board of Directors. Thereafter, the By-Laws may be altered, amended, or rescinded solely by the approval of the Board of Directors. In certain circumstances set forth in the Declaration or as may be set forth in any future Supplemental Declaration the Members may have authority to approve amendments to the By-laws; in those circumstances such provisions shall control the alteration, amendment or rescission of the By-laws.

## **ARTICLE 9 AMENDMENTS**

Amendments to these Articles of Incorporation shall be made in the following manner:

- (a) Prior to the Transition Date, the Board of Directors shall be entitled to consider amendments to these Articles of Incorporation and shall approve any such amendments upon not less than a majority vote of the Directors.
- (b) After the Transition Date, the Board of Directors shall adopt a resolution setting forth the proposed amendment, and the Board shall direct that it be submitted to a vote at a meeting of the Members, which may be either the annual or a special meeting. Written notice setting forth the proposed amendment shall be given to each Member of record entitled to vote thereon within the time and in the manner provided in the Bylaws for the giving of notice of meetings of Members. If the meeting is an annual meeting, the proposed amendment may be included in the notice of such annual meeting. At such meeting, a vote of the total voting interests eligible to vote thereon shall be taken on the proposed amendment, and the proposed amendment shall be adopted upon receiving the affirmative vote of a majority of the total voting interests in the Association.
- (c) No amendment to these Articles of Incorporation or to the Bylaws shall be made which affects any of the rights and privileges provided to Declarant under the Governing Documents without the written consent of Declarant. No amendment which will affect any aspect of the Surface Water Drainage and Management System located on the Property shall be effective without the prior written approval of the applicable water management district.

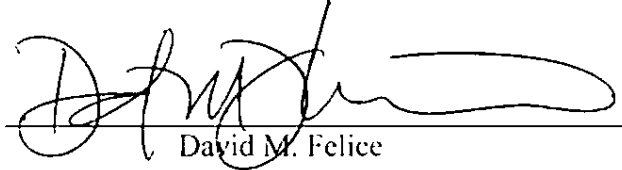
## **ARTICLE 10 INTERPRETATION**

Express reference is made to the Declaration if necessary to interpret, construe, and clarify the provisions of these Articles. By subscribing and filing these Articles, the incorporator intends for its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results. In the event of a conflict, the order of priority for interpretation shall be: The Declaration, these Articles, and the Bylaws of the Association. Capitalized terms not defined herein shall have the meaning ascribed to them in the Declaration.

## **ARTICLE 11 INCORPORATOR**

The name and residence of the incorporator is: David M. Felice, 14910 Winding Creek Ct., Tampa, FL 33613.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 10<sup>th</sup> day of May, 2022.

  
\_\_\_\_\_  
David M. Felice

STATE OF FLORIDA                    )  
  )  
COUNTY OF HILLSBOROUGH    )

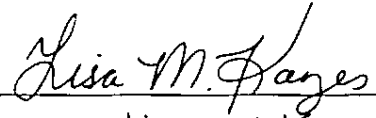
The foregoing Articles of Incorporation were acknowledged before me this 10<sup>th</sup> day of May, 2022, by David M. Felice, the Incorporator herein, who [] is personally known to me [] has produced \_\_\_\_\_ as identification.

AFFIX NOTARIAL SEAL

NOTARY PUBLIC



LISA M. KAZES  
Commission # HH 238428  
Expires April 11, 2026

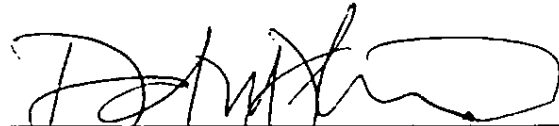
  
\_\_\_\_\_  
Print Name: Lisa M. Kazes  
My Commission Expires: April 11, 2026



**ACCEPTANCE OF DESIGNATION AS REGISTERED AGENT**

The undersigned, having been named as registered agent and to accept service of process for EAST OAK TOWNHOMES HOMEOWNERS' ASSOCIATION, INC., hereby accepts the appointment as registered agent and agrees to act in such capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties and is familiar with and accepts the obligations of his position as registered agent.

**TERRA LAW FIRM, P.A.**



David M. Felice, Esq., President

**FILED**  
**2022 MAY 12 PM 3:19**  
**SECRETARY OF STATE**  
**TALLAHASSEE, FL**