

# State of Florida



Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of **TIFFANY WOODS HOMEOWNERS ASSOCIATION, INC.**, a corporation organized under the Laws of the State of Florida, filed on May 15, 1985, as shown by the records of this office.

The charter number of this corporation is N09306.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
15th day of May, 1985.



A handwritten signature in cursive script, likely belonging to the Secretary of State.

Secretary of State

NOY300

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SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION OF  
TIFFANY WOODS HOMEOWNERS ASSOCIATION, INC.  
(A corporation not for profit)

The undersigned subscribers and directors hereby file the Articles of Incorporation of TIFFANY WOODS HOMEOWNERS ASSOCIATION, INC., pursuant to F.S. 617.02.

ARTICLE I

The name of the Corporation shall be TIFFANY WOODS HOMEOWNERS ASSOCIATION, INC.

ARTICLE II

The purpose for which the Corporation is organized is to establish, maintain and operate the common areas and recreational facilities not for profit but solely for the mutual advantages of the members, to present a unified effort to the members in protecting the value of the property of the members in TIFFANY WOODS HOMEOWNERS ASSOCIATION, INC., Seminole County, Florida; and to engage in such other activities in TIFFANY WOODS, according to the plat thereof recorded in Plat Book 29, page 28, of the Public Records of Seminole County, Florida.

(1) 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 Office of the Clerk of the Court, Seminole 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;

(2) 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 in connection

therewith and all office and other expenses incident to the business of the Association, including all licenses, taxes, or governmental charges levied or imposed against the property of the Association.

(3) 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 Club Association;

(4) 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;

(5) 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 (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(6) Participate in mergers and consolidations with other nonprofit organizations organized for the same purposes or annex additional residential property and Common Area, provided that such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members, and shall be approved by the Veteran's Administration or the Federal Housing Administration where such approval is required by the Declaration.

(7) 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 III

The members of the Corporation shall be limited to owners of lots in TIFFANY WOODS according to the Plat thereof recorded in Plat Book 28, page 29, of the Public Records of Seminole County, Florida, and owners of any subsequent lots which may be annexed to that certain Amended Declaration of Covenants, Conditions and Restrictions dated October 19, 1983, and recorded in the Public Records of Seminole County, Florida, at Official Records Book 1513 pages 611 through 628. Every person or entity who is a record owner of a fee or undivided fee interest in any Lot 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 Lot which is subject to assessment by the Association. Article I, Section I, of the Declaration of Covenants, Conditions and Restrictions dated October 19, 1983 and recorded in Official Records Book 1513, pages 611 through 628, Public Records of Seminole County, Florida provides for this Association, and said Declaration is incorporated herein as set forth at length.

### ARTICLE IV

This corporation shall have perpetual existence.

### ARTICLE V

The names and residences of the subscribers hereto are as follows:

SCOTT D. CLARK	1501 Gladiolas Drive, Winter Park, FL 32792
FREDERICK W. JONES	4646 Rose of Tara Way, Orlando, FL 32808
FRANK L. POHL	1143 Raintree Place, Winter Park, FL

ARTICLE VI

The affairs of the Corporation shall be managed by a Board of Directors of not less than three (3) nor more than seven (7). The Board of Directors shall be elected by the members of the Corporation and shall be elected annually. The Board of Directors shall elect or appoint a President, Vice President, Secretary, Treasurer, and Assistant Secretary at the first meeting of the Board of Directors following each annual meeting of the members. The duties of the officers shall be prescribed by the By-Laws of the Corporation.

ARTICLE VII

The names of the officers who are to serve until the first election by the Board of Directors shall be:

NORMAN H. CUTSON	President
ROBERT T. ROSEN	Vice President
RONALD E. SMITH	Sec.-Treasurer

ARTICLE VIII

The By-Laws of the Association shall be adopted by the Board of Directors. Thereafter, the By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, except that the VA/FHA shall have the right to veto amendments while there is a Class B membership.

ARTICLE IX

The names of the persons constituting the first Board of Directors and who will serve until the first election are:

NORMAN H. CUTSON	1033 E. Semoran Blvd., Suite A, Casselberry, FL 32707
ROBERT T. ROSEN	Same as above
RONALD E. SMITH	Same as above

ARTICLE X

Amendments to the Articles of Incorporation may be proposed by any member and adopted by a seventy-five percent (75%) vote thereof.

ARTICLE XI

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 non-profit corporation, association, trust, or other organization to be devoted to such similar purposes.

ARTICLE XII

So long as there is a Class B membership, the following actions will require the prior approval of the FHA or VA: Annexation of additional properties, mergers and consolidations, mortgaging or common areas, dedication of common area, dissolution and amendment of these Articles.

IN WITNESS WHEREOF, the undersigned have subscribed their names respectively to the Articles of Incorporation of TIFFANY WOODS HOMEOWNERS ASSOCIATION, INC., a corporation not for profit, on this 30th day of April, 1985.

Scott Ollad  
[Signature]  
[Signature]

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared SCOTT D. CLARK, to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein stated.

WITNESS my hand and official seal this 30th day of April, 1985.

\*\*\* SEAL \*\*\*

James S. Albery  
Notary Public, State of FL

My commission expires:

Notary Public, State of Florida  
My Commission Expires Aug. 28, 1987  
Bonded thru Troy Fair Insurance, Inc.

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared FREDERICK W. JONES, to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein stated.

WITNESS my hand and official seal this 30th day of April, 1985.

\*\*\* SEAL \*\*\*

James S. Albery  
Notary Public, State of FL

My commission expires:

Notary Public, State of Florida  
My Commission Expires Aug. 28, 1987  
Bonded thru Troy Fair Insurance, Inc.

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared FRANK L. POHL, to me well known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein stated.

WITNESS my hand and official seal this 30th day of April, 1985.

\*\*\* SEAL \*\*\*

James S. Albery  
Notary Public, State of FL

My commission expires:

Notary Public, State of Florida  
My Commission Expires Aug. 28, 1987  
Bonded thru Troy Fair Insurance, Inc.

CERTIFICATE DESIGNATING REGISTERED OFFICE & REGISTERED AGENT

TIFFANY WOODS HOMEOWNERS ASSOCIATION, INC.

FILED  
APR 15 1985  
TALLAHASSEE, FLORIDA

Pursuant to Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

1. TIFFANY WOODS HOMEOWNERS ASSOCIATION, INC., a corporation not-for-profit, desiring to organize under and in accordance with laws of the State of Florida, has named SCOTT D. CLARK, whose business address is 369 North New York Avenue, Winter Park, Florida, 32789, its Registered Agent to accept service of process within the State of Florida.

ACKNOWLEDGMENT

Having been designated as the Registered Agent for TIFFANY WOODS HOMEOWNERS ASSOCIATION, INC., I hereby accept the designation and agree to act as the Registered Agent of said Corporation.

Date: April 30, 1985

Scott D. Clark  
Scott D. Clark