

# *Windermere Garden Villas*

Home Owners Association, Inc.  
800 Windermere Blvd., Inverness, Florida 34453

**WINDERMERE GARDEN VILLAS**

## **ARTICLES OF INCORPORATION**

**Please note that this is NOT an official document - it was prepared for the use of the Board Members of the Windermere Garden Villas Homeowners Association.**

**For a copy of the Official Records, please visit the website of the Clerk of the Circuit Court and Comptroller of Citrus County, Florida**

# **ARTICLES OF INCORPORATION**

## **OF WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC.**

### **A FLORIDA CORPORATION NOT FOR PROFIT**

as amended up to and including December 10, 2016

The undersigned incorporator by these Articles associate himself for the purpose of forming a corporation not for profit pursuant to the laws of the State of Florida, and adopt the following Articles of Incorporation.

#### **ARTICLE I - NAME**

The name of this corporation is WINDERMERE GARDEN VILLAS HOMEOWNERS ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the "association", these Articles of Incorporation as the "articles" and the bylaws of the association as the "bylaws."

#### **ARTICLE II - TERM OF EXISTENCE**

The association shall have perpetual existence.

#### **ARTICLE III - PURPOSE**

The purposes and objects of the corporation are such as authorized under Chapters 617 and 720 of the Florida Statutes and specifically include the ownership, maintenance, preservation, administration and management of certain lands and improvements serving homeowners in the development known as WINDERMERE GARDEN VILLAS, located in Citrus County, Florida. This corporation is organized and operated solely for administration and managerial purposes. It is not, intended that the corporation show any net earnings, but no part of any net earnings that do occur shall inure to the benefit of any private member.

#### **ARTICLE IV - MEMBERS**

The qualifications of members and the manner of their admission shall be as regulated by the bylaws.

#### **ARTICLE V - INITIAL REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of this corporation is 117 U.S. Highway 41 South, Inverness, Florida and the initial registered agent of this corporation at that address is RICHARD DIXON.

## ARTICLE VI - BOARD OF DIRECTORS

The number of persons constituting the first Board of Directors shall be three (3) and their names and address are as follows:

RICHARD DIXON	117 U.S. Highway 41 South, Inverness, FL 32650
RICK SUGGS	117 U.S. Highway 41 South, Inverness, FL 32650
DONALD F. PERRIN	320 U.S. Highway 41 South, Inverness, FL 32650

The directors of the corporation shall be elected in accordance with the corporation's bylaws.

## ARTICLE VII - INCORPORATOR

The names and addresses of the incorporator to these Articles are as follows:

RICHARD DIXON	117 U.S. Highway 41 South, Inverness, FL 32650
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## ARTICLE VIII - PRINCIPAL OFFICE

The principal office of the corporation shall be located at 800 Windermere Blvd., Inverness, FL 34453, but the corporation may maintain offices and transact business in such other places within or without the State of Florida as may from time to time be designated by the Board of Directors.