

AMENDED ARTICLES OF INCORPORATION

OF

SHADOW RUN COMMUNITY ASSOCIATION, INC.
A NON-PROFIT CORPORATION

FILED

JUL 30 8 35 AM '84

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In compliance with the requirements of Chapter 617, Florida Statutes, the Directors of SHADOW RUN COMMUNITY ASSOCIATION, INC. adopted a Resolution, on the 16th day of April, 1984, in a duly convened meeting of said Directors adopting and approving these Amended Articles of Incorporation in the following respects:

ARTICLE I

The name of this corporation is SHADOW RUN COMMUNITY ASSOCIATION, INC., hereinafter called the "Corporation".

ARTICLE II

The principal office of the Corporation is located at 327 1/2 Jasmine Boulevard West, Port Richey, Florida 33568.

ARTICLE III

Jack B. McPherson whose address is 405-A North Congress Street, New Port Richey, Florida 33552 is hereby appointed as the registered agent of this Corporation.

ARTICLE IV

This Corporation is established for the following purposes:

- A. To maintain and preserve all of the common areas which are conveyed to this Corporation for the use and benefit of the respective property owners in the residential subdivision known as SHADOW RUN in Pasco County, Florida.
- B. To maintain and preserve the exterior portions of all attached family dwellings within SHADOW RUN as well as the lawns, shrubs, trees, plants, streets, and sidewalks within said residential development.
- C. To impose, levy and collect, by action of the Board of Directors of this Corporation, the appropriate and reasonable service and maintenance fees from the owners of the respective residential dwellings within said subdivision for the purpose of raising sufficient revenues in order to defray the expense of said maintenance

as described in Sub-Paragraphs A and B of this Article; provided, however, that said fees shall not exceed \$35.00 per month, for each residential dwelling, through June 30th, 1986. Thereafter, the required monthly fees shall be prescribed on an annual basis by the Board of Directors.

D. To collect street light fees from the owners and residents of the real estate lots in said subdivision and to pay said fees to the appropriate utility company, association or district in order to assure the maintenance and operation of adequate street lighting therein; provided, however, that the monthly street light fees shall not exceed \$2.50 per month, for each residential dwelling, through June 30, 1986, and thereafter said monthly fees shall be prescribed on an annual basis by the Board of Directors.

E. To enforce the restrictions that regulate and control the use of land in said subdivision.

F. To promote the health, safety and welfare of the resident within the above described real property and any additions thereto as may hereafter be brought within the jurisdiction of this Corporation and to exercise the following authority in that respect:

1. to exercise all of the powers and privileges and to perform all of the duties and obligations of the Corporation applicable to said property.
2. to fix, levy, collect and enforce payment, by any lawful means, of all charges or assessments pursuant to the terms of these Articles, the By-Laws for this Corporation, the declaration of restrictions, and the laws and statutes of the State of Florida and the United States of America to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the corporation, including all licenses, taxes or governmental charges levied or imposed against the property of the Corporation.
3. to 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 Corporation.

4. to borrow money, and with the assent of two-thirds (2/3) of each class of the members hereof, to 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. to 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 that may be agreed upon by the members of this Corporation.

6. to participate in mergers and consolidations with other non-profit corporations that are, or will be organized for the same purposes or to annex additional residential property and common areas.

7. to have and to exercise any and all powers, rights and privileges which a non-profit corporation organized under the laws of the State of Florida may now or hereafter have or exercise.

ARTICLE V

MEMBERSHIP

Every person or other entity who is a record owner of any real estate lot within the boundaries of the residential subdivision known as Shadow Run in Pasco County, Florida shall be qualified to be a member of this Corporation. The foregoing is not intended to include persons or entities who hold an interest therein merely as security for the performance of an obligation.

ARTICLE VI

VOTING RIGHTS

The owners of each real estate lot, within the perimeter of the above described real property, shall be entitled to one (1) vote as a member of this Corporation; provided, however, that there shall be a ratio of one (1) vote for each form of ownership, of each respective real estate lot therein, regardless of whether such ownership is singular, as joint tenants with rights of survivorship, as tenants in common, or as an estate by the entirety.

ARTICLE VII

BOARD OF DIRECTORS

The affairs of this Corporation shall be managed by a Board of no less than three (3) nor more than seven (7) directors, who shall be members of the Corporation. The number of directors may be changed by amendment of the By-Laws of the Corporation. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
David W. Smith	327 1/2 Jasmine Boulevard West Port Richey, FL. 33568
Rosalie Smith	327 1/2 Jasmine Boulevard West Port Richey, FL. 33568
Brenda Kunkel	327 1/2 Jasmine Boulevard West Port Richey, FL. 33568

ARTICLE VIII

OFFICERS

The officers of this Corporation shall be a President and a Vice-President, who shall at all times be members of the Board of Directors; a Secretary-Treasurer, and such other officers as the Board may, from time to time, create by resolution. The election of officers shall take place at the first meeting of the Board of Directors which shall follow each annual meeting of the members of the Corporation. The names of the officers who are to serve until the first election or appointments are:

President:	David W. Smith
Secretary-Treasurer:	Rosalie Smith

ARTICLE IX

BY-LAWS

The By-Laws of the Corporation shall be adopted, amended or rescinded, at a regular or special meeting of the membership hereof where a quorum is in attendance, by a majority vote of those members in attendance. A quorum shall be comprised of the owners of no less than twenty-five per cent (25%) of the real estate lots within Shadow Run. Advanced written notice, of proposed amendments or rescissions shall be provided to the membership as prescribed in the by-laws of this corporation.

Quorum

ARTICLE X

DISSOLUTION

The Corporation may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members of this Corporation. Upon dissolution of the Corporation, other than as an incident to a merger or consolidation, the assets of the Corporation shall be dedicated to an appropriate public agency to be used for purposes that are similar to those for which this Corporation was created. In the event that the acceptance of such dedication is refused, then such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted for similar purposes.

ARTICLE XI

DURATION

This Corporation shall exist perpetually.

ARTICLE XII

SUBSCRIBERS

The names and addresses of the subscribers are as follows:

<u>NAME</u>	<u>ADDRESS</u>
David W. Smith	327 1/2 Jasmine Boulevard West Port Richey, FL. 33568
Rosalie Smith	327 1/2 Jasmine Boulevard West Port Richey, FL. 33568

ARTICLE XIII

AMENDMENTS

These Articles of Incorporation shall be amended in the manner that is provided in the By-Laws of this Corporation or, in the event that there is no provision in the By-Laws for such amendments, these Articles may be amended in conformance with the procedure that is set forth and contained in Section 617.017, Florida Statutes.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we, the undersigned

CORPORATE RESOLUTION

BE IT HEREBY RESOLVED by the Board of Directors and Members of Shadow Run Community Association, Inc., a non-profit corporation, that the Amended Articles of Incorporation, thereof that are attached hereto and incorporated herein by reference, be and the same were duly adopted by said Board of Directors on April 16, 1984 pursuant to Article 13 of the original Articles of Incorporation and the By-Laws hereof.

DONE AND RESOLVED, this 16th day of April, 1984.

ATTEST:


President


Secretary