

REVITALIZED ARTICLES OF INCORPORATION
FOR
THE HOMEOWNERS ASSOCIATION OF DEVONSHIRE, INC.

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

ARTICLE I

The name of the corporation is:

THE HOMEOWNERS ASSOCIATION OF DEVONSHIRE, INC.

ARTICLE II

The principal place of business address:

480 PRESTON ROAD
LONGWOOD, FL. US 32750

The mailing address of the corporation is:

480 PRESTON ROAD
LONGWOOD, FL. US 32750

ARTICLE III

The specific purpose for which this corporation is organized is:

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 OPERATION, MAINTENANCE, AND PRESERVATION OF COMMON AREAS.

ARTICLE IV

The manner in which directors are elected or appointed is:

AS PROVIDED FOR IN THE BYLAWS.

ARTICLE V

The name and Florida street address of the current registered agent is:

CATALINO CUADRADO, III
480 PRESTON RD
LONGWOOD, FL 32750

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: CATALINO CUADRADO, III

ARTICLE VI

The name and address of the incorporator is:

MICHAEL MCCALLUM
625 SWEETBRIAR BRANCH
LONGWOOD, FL 32750

Incorporator Signature: MICHAEL MCCALLUM

ARTICLE VII

The current officer(s) and/or director(s) of the corporation is/are:

Title: P
CATALINO CUADRADO, III
480 PRESTON RD
LONGWOOD, FL 32750

Title: T
JANET SHEPHERD
555 PRESTON RD
LONGWOOD, FL 32750

ARTICLE VIII

The effective date for this corporation shall be:

03/31/2010

ADOPTION CERTIFICATE

IN WITNESS WHEREOF, this REVITALIZED ARTICLES OF INCORPORATION for HOMEOWNERS ASSOCIATION OF DEVONSHIRE, INC. was approved by not less than a majority of the Owners and then later approved by the Florida Department of Commerce by Letter Dated April 4, 2025, is executed by the Officers below this 14th day of April in the Year 2025.

On behalf of the Board of Directors:

WITNESSES:

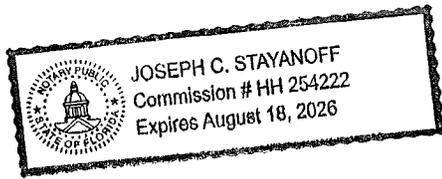
By: [Signature]
Name: Catalino Cuadrado, III
President.

By: [Signature]
Name: Andrew F. FitzPatrick
Address: 855 E. State Road 434, Suite 2209
Winter Springs, FL 32708
By: [Signature]
Name: Leila Figueroa
Address: 855 E SR 434 Ste 2209
Winter Springs FL 32708

STATE OF FLORIDA
COUNTY OF SEMINOLE

Acknowledged before me by physical presence or remote notarization on this 14 day of April in the Year 2025 by Catalino Cuadrado, III, as President of the Homeowners Association of Devonshire, Inc., who has produced FL DLS as identification or of is personally known to me.

By: [Signature]
Name: JOSEPH C STAYANOFF
Notary Public, at large, State of Florida
Commission: HH 254222
Expires: 8/18/2028



Notary Seal

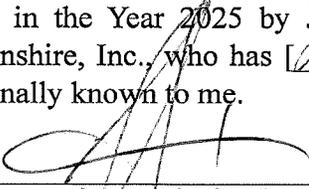
Attested:

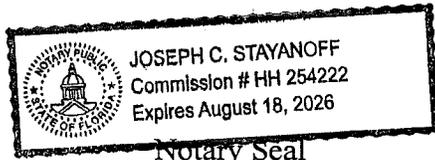
By: [Signature]
Name: Janet Shepherd
Treasurer.

By: [Signature]
Name: Andrew FitzPatrick
Address: 855 E State Road 434, Suite 2209
Winter Springs, FL 32708
By: [Signature]
Name: Leila Figueroa
Address: 855 E SR 434 Ste 2209
Winter Springs FL 32708

STATE OF FLORIDA
COUNTY OF SEMINOLE

Acknowledged before me by physical presence or remote notarization on this 14 day of April in the Year 2025 by Janet Shepherd as Treasurer of the Homeowners Association of Devonshire, Inc., who has produced FLDL3 as identification or of is personally known to me.

By: 
Name: JOSEPH C. STAYANOFF
Notary Public, at large, State of Florida
Commission: HH254222
Expires: 8/18/2028



Notary Seal

REVITALIZED BYLAWS

HOMEOWNERS ASSOCIATION OF DEVONSHIRE

INTENT: The purpose of this association shall be to consider and deal by all lawful means with problems common to the homeowners residing in this division and to secure cooperative action in advancing common purposes of the members of the association, said purposes including, but not limited to the promotion of social contact between the members.

MEMBERSHIP: Membership in the association shall be limited to homeowners of the Devonshire sub-division, but it shall be open to all such homeowners and shall not be limited by reason of race, religion or national origin.

All members shall be required to pay annual dues in an amount recommended by a committee composed of the association's officers and the chairman of all standing and special committees and approved by vote of the membership, said dues to be on or before November 1. Dues shall not be used to finance social functions.

MEETINGS: There shall be minimum of one annual meeting of the association, said meeting to be held on the first Saturday of November at a time and place to be determined. Notice of the time and place of the meeting shall be furnished to all members at least one week prior to same.

Special meetings of the membership may be called within the sound discretion of a majority of the officers and committee chairman. All members shall be furnished notice of said meeting at least 48 hours prior to same.

All meetings shall proceed in accordance, Robert's Rules of Order. A quorum shall consist of Fifty-one percent (51% of the membership, but it shall be presumed that a quorum is present at all meetings unless a call of the membership for the purpose of determining the existence of a quorum indicates to the contrary.

Each legal residence shall have a maximum of two (2) votes; they must be the legal property owner and current members of the association. All measures shall be approved upon affirmative vote of a majority of those members present and voting.

On call by any member, any vote may be declared to involve a "volatile issue" when such action occurs, the calling member shall be allowed ten (10) days in which to obtain a Petition signed by a minimum of twenty-five percent (25%) of the membership declaring the issue to be volatile. Upon the filing of said Petition with the President, a poll of the membership shall be conducted on the issue in question.

The issue shall be approved only upon the affirmative vote of a simple majority of the membership. No action shall be taken on the measure between the time of the call and the day in which the Petition is due. Should the calling member fail to file the Petition in accordance herewith, the prior vote of the membership shall stand as final.

OFFICERS: the association shall have the following elected officers, the term of each to run from November to November:

THE PRESIDENT shall be the chief executive officer. He shall preside at all meetings, and he shall be an ex-officio member of all committees.

THE VICE PRESIDENT shall assist the president, shall preside when the president is unable to do so, and may represent the president at committee meetings.

THE SECRETARY shall maintain a record of the proceedings of all meetings of the membership and shall, upon reasonable notice make such records available for the inspection of any member.

THE TREASURER shall have the direct responsibility for the collection and maintenance of dues. He/she shall maintain complete records of all the association's financial transactions and upon reasonable notice, he/she shall make such records available for the inspection of any member. The treasurer shall open and maintain a checking account in the name of the association. All checks drawn on said account shall require the signature of the treasurer as well as the president or vice-president.

There shall be created such special committees as deemed appropriate by the membership and/or the four (4) elected officers.

VACANCIES OF OFFICE: Upon the resignation of any officer, a special meeting shall be called to elect an individual to complete the unexpired term of office.

Upon the resignation of a committee chairman, the committee shall elect a successor. No successor will be required upon resignation of a committee member. The committee chairman may appoint a successor if he deems such action advisable.

NON-PROFIT: The association shall not operate at a profit, and its activities shall not operate to the profit of any member except upon express approval by the membership.

ADOPTION CERTIFICATE

IN WITNESS WHEREOF, this REVITALED BYLAWS for HOMEOWNERS ASSOCIATION OF DEVONSHIRE, INC. was approved by not less than a majority of the Owners and then later approved by the Florida Department of Commerce by Letter Dated April 4, 2025, is executed by the Officers below this 14th day of April in the Year 2025.

On behalf of the Board of Directors:

WITNESSES:

By: [Signature]
Name: Catalino Cuadrado, III
President.

By: [Signature]
Name: Andrew FitzPatrick
Address: 855 E. State Road 434, Suite 2209
Winter Springs, FL 32708
By: [Signature]
Name: Leila Figueroa
Address: 855 E SR 434 #2209
Winter Springs, FL 32708

STATE OF FLORIDA
COUNTY OF SEMINOLE

Acknowledged before me by physical presence or remote notarization on this 14 day of April in the Year 2025 by Catalino Cuadrado, III, as President of the Homeowners Association of Devonshire, Inc., who has produced FLD13 as identification or of is personally known to me.

By: [Signature]
Name: JOSEPH C STAYANOFF
Notary Public, at large, State of Florida
Commission: HH 254222
Expires: 8/18/2028



Notary Seal

Attested:

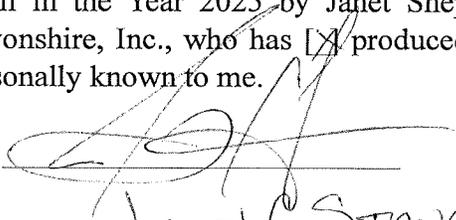
By: [Signature]
Name: Janet Shepherd
Treasurer.

By: [Signature]
Name: Andrew FitzPatrick
Address: 855 E. State Road 434, Suite 2209
Winter Springs, FL 32708
By: [Signature]
Name: Leila Figueroa
Address: 855 E SR 434 #2209
Winter Springs, FL 32708

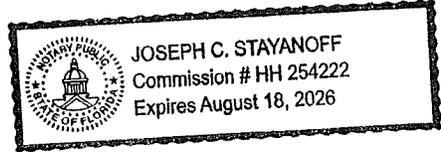
STATE OF FLORIDA
COUNTY OF SEMINOLE

Acknowledged before me by physical presence or remote notarization on this 14 day of April in the Year 2025 by Janet Shepherd as Treasurer of the Homeowners Association of Devonshire, Inc., who has produced FL DL'S as identification or of is personally known to me.

By:



Name: JOSEPH C STAYANOFF
Notary Public, at large, State of Florida
Commission: HH254222
Expires: 8/18/2028



Notary Seal