

Current as of 7/2026

Rec 17
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State of Florida

92030336



Department of State

BOOK 2378 PAGE 959
** OFFICIAL RECORDS **

I certify that the attached is a true and correct copy of the Articles of Amendment, filed on January 9, 1992 to Articles of Incorporation for CHESTNUT CREEK MASTER ASSOCIATION, INC., a Florida corporation, as shown by the records of this office.

The document number of this corporation is N07664.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
27th day of January, 1992.



CR2E022 (2-91)

Jim Smith

Jim Smith
Secretary of State

This instrument prepared by:
Edwin M. Boyer, Esq.
Boyer & Boyer, P.A.
1800 Second St., Suite 765
Sarasota, FL 34236

OFFICIAL RECORDS **
BOOK 2378 PAGE 960

FILED

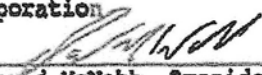
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AMENDMENT TO ARTICLES OF INCORPORATION
OF
CHESTNUT CREEK MASTER ASSOCIATION, INC.
BY UNANIMOUS CONSENT PURSUANT TO ARTICLE XI
THE ARTICLES OF INCORPORATION

The undersigned as developer of Chestnut Creek Master Association, Inc. pursuant to Assignment of Developer Rights from Center Road Number One, Inc. and Amendment to the Declaration of Maintenance and Land Use Provisions for Chestnut Creek recorded at O. R. Book 2098, Page 0338 of the Public Records of Sarasota County, Florida changing the developer of Chestnut Creek to McNabb Homes, Inc., hereby adopts the attached amendment to the Articles of Incorporation of CHESTNUT CREEK MASTER ASSOCIATION, INC.

MCNABB HOMES, INC., a Florida
Corporation

By 
David McNabb, President

PLEASE RETURN TO:

364 ✓
Ms. Anne Taylor
Kanetsky, Moore & DeBoer, P. A.
P. O. Box 1767
Venice, FL 34284-1767

OFFICIAL RECORDS **
BOOK 2378 PAGE 961

FILED
1992 JAN -9 PM 2:46
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF AMENDMENT
TO
ARTICLES OF INCORPORATION
OF

CHESTNUT CREEK MASTER ASSOCIATION, INC.

The undersigned, being the President and Secretary of CHESTNUT CREEK MASTER ASSOCIATION, INC., hereby certify that the following Amendment to the Articles of Incorporation was duly adopted by McNabb Homes, Inc., the developer of Chestnut Creek, pursuant to Article XI of the Articles of Incorporation this 13 day of November, 1991.
December

AMENDMENT

Article IX is amended to read as follows:

McNabb Homes, Inc., a Florida corporation, the developer of CHESTNUT CREEK (developer), shall have full right and authority to manage the affairs and exclusive right to elect a majority of the directors (who need not be lot owners) until:

- A. The Developer no longer intends to offer for sale to the public any of the lands described in Exhibits A and B or
 - B. The developer no longer owns any of the lands described in Exhibits A and B;
- whichever first occurs.

C. The Developer elects in writing to surrender control.

During the period Developer is in control of the Corporation, the directors shall exercise all rights that would otherwise be exercisable by the members.

By David McNabb
David McNabb, President/Secretary
(Corporate Seal)

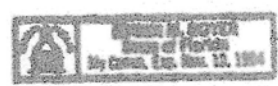
STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME personally appeared David McNabb, to me well known and known to me to be the person described in and who executed the foregoing ARTICLES OF AMENDMENT as President and Secretary of CHESTNUT CREEK MASTER ASSOCIATION, INC., and he acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 13 day of ^{December} November, 1991, in the aforesaid County and State.

Notary Public

My Commission Expires:



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1992 JAN -9 PM 2:46
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

AMENDMENT

Article IX is amended to read as follows:

McNabb Homes, Inc., a Florida corporation, the developer of CHESTNUT CREEK (developer), shall have full right and authority to manage the affairs and exclusive right to elect a majority of the directors (who need not be lot owners) until:

A. The Developer no longer intends to offer for sale to the public any of the lands described in Exhibits A and B or

B. The developer no longer owns any of the lands described in Exhibits A and B;

whichever first occurs.

C. The Developer elects in writing to surrender control.

During the period Developer is in control of the Corporation, the directors shall exercise all rights that would otherwise be exercisable by the members.

McNabb Homes, Inc., a Florida Corporation

By 
David McNabb, President

RECORDED IN OFFICIAL
RECORDS
INDEXED
MAR 18 2 41 PM '92
CLERK OF COURT
SARASOTA COUNTY, FL.

State of Florida



Department of State

*I certify that the attached is a true and correct copy of the Articles
of Incorporation of*

CHESTNUT CREEK MASTER ASSOCIATION, INC.

*a corporation organized under the Laws of the State of Florida,
filed on February 15, 1985.*

The charter number for this corporation is N07664.

*Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the*

15th day of February, 1985



WP-104 CER-101

*George Firestone
Secretary of State*

ARTICLES OF INCORPORATION
OF
CHESTNUT CREEK MASTER ASSOCIATION, INC.

FILED
FEB 15 1 16 PM '85
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

By these Articles of Incorporation, the incorporators form a corporation not for profit under Florida law.

ARTICLE I

NAME OF CORPORATION

The name of this corporation shall be CHESTNUT CREEK MASTER ASSOCIATION, INC.

ARTICLE II

DURATION

The Corporation shall have perpetual existence.

ARTICLE III

PURPOSE

The purpose of the Corporation shall be to operate and manage the affairs and property of the development known as CHESTNUT CREEK, located in Sarasota County, Florida, to be developed and constructed on the property described in Exhibit A and which may be developed and constructed on the property described in Exhibit B, and to perform all acts and assume all responsibilities incumbent upon it under the Declaration of Maintenance and Land Use Provisions for CHESTNUT CREEK, to be recorded in the Public Records of Sarasota County, Florida (the Declaration), as the Declaration may from time to time be amended.

ARTICLE IV

POWERS

The Corporation shall have all of the statutory powers of a corporation not for profit, and all of the powers and duties set forth in the Declaration.

ARTICLE V

MEMBERS

The qualifications of members and the manner of their admission shall be as provided in the Declaration and regulated by the Bylaws. 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, but excluding persons or entities holding title merely as security for performance of an obligation, shall be a member of the association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the association. Owners shall be entitled to one vote for each lot owned. The vote for such lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any lot.

ARTICLE VI

RESISTERED OFFICE AND REGISTERED AGENT

The initial registered office of the Corporation shall be at 3801 Bee Ridge Road, Suite 12, Sarasota, Florida 33581, and the registered agent at that address shall be David McNabb.

ARTICLE VII

INITIAL BOARD OF DIRECTORS

The number of persons constituting the initial Board of Directors shall be three, and their names and addresses are as follows:

<u>Name</u>	<u>Address</u>
David McNabb	3801 Bee Ridge Road Suite 12 Sarasota, Florida 33581
Gary J. Altrogge	3801 Bee Ridge Road Suite 12 Sarasota, Florida 33581
William N. Webb	3801 Bee Ridge Road Suite 12 Sarasota, Florida 33581

ARTICLE VIII

INDEMNIFICATION OF OFFICERS AND DIRECTORS

All officers and directors, present or past, shall be indemnified by the Corporation to the fullest extent permitted by law against all expenses and liabilities including attorneys' fees reasonably incurred in connection with any threatened, pending or completed action, suit or proceeding or settlement thereof in which they may become involved as a party or otherwise by reason of holding such office. The Corporation may purchase and maintain insurance on behalf of all officers and directors against any liability asserted against them or incurred by them in their capacity as officers and directors or arising out of their status as such.

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ARTICLE IX
RIGHTS OF DEVELOPER

CENTER ROAD NUMBER ONE, INC., a Florida corporation, the developer of CHESTNUT CREEK (Developer), shall have full right and authority to manage the affairs and exclusive right to elect a majority of the directors (who need not be lot owners) until:

A. The Developer no longer intends to offer for sale to the public any of the lands described in Exhibits A and B; or

B. The developer no longer owns any of the land described in Exhibits A and B;
whichever first occurs.

During the period Developer is in control of the Corporation, the directors shall exercise all rights that would otherwise be exercisable by the members.

ARTICLE X
INCORPORATORS

<u>Name</u>	<u>Address</u>
David McNabb	3801 Bee Ridge Road Suite 12 Sarasota, Florida 33581
Gary J. Altrogge	3801 Bee Ridge Road Suite 12 Sarasota, Florida 33581
William N. Webb	3801 Bee Ridge Road Suite 12 Sarasota, Florida 33581

NOTICE OF APPOINTMENT OF REGISTERED AGENT,
ACCEPTANCE, AND DESIGNATION OF CORPORATE OFFICE

The undersigned, David McNabb, having a street address of 3801 Bee Ridge Road, Suite 12, Sarasota, Florida 33581, having been appointed by the incorporators of CHESTNUT CREEK MASTER ASSOCIATION, INC., a Florida corporation not for profit, as registered agent, states as follows:

1. The corporation shall maintain an office at 3801 Bee Ridge Road, Suite 12, Sarasota, Florida 33581, and shall notify the Department of State of any change in address of this office or the name of the registered agent at this address.

2. He accepted the appointment and consents to serve as registered agent of the corporation pursuant to Section 617.023, Florida Statutes.



David McNabb

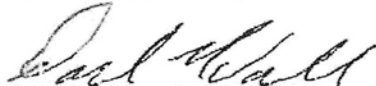
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE XI

AMENDMENTS

Any provisions contained in these Articles of Incorporation may be amended or repealed by the Developer, while it controls the Corporation, and thereafter, by a two-thirds' vote of all members of the Association; and all rights conferred upon the members herein are granted subject to this right.

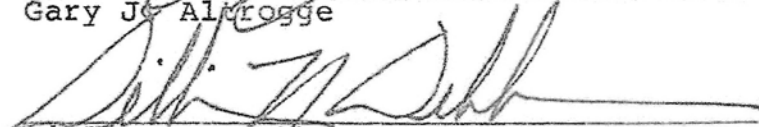
IN WITNESS, these Articles of Incorporation have been executed by the incorporators this 14th day of Feb., 1985.



David McNabb



Gary J. Altrogge



William N. Webb

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 14th day of FEB, 1985, by David McNabb, Gary J. Altrogge, and William N. Webb.



Notary Public

My Commission Expires:

FILED
FEB 15 1 16 PM '85
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

EXHIBIT "A"

A parcel of land situate in Sec. 14, Twp. 39 S, Rge. 19 E, Sarasota County, Florida, being more particularly described as follows:

Commence at a found concrete monument at the S.W. corner of said Sec. 14; thence S89°59'59"E along the South line Sec. 14, 1364.21'; thence N0°00'01"E leaving said South line of Sec. 14, 70.00' to the proposed North R/W line of Center Road, this point being the beginning of a curve concave to the S.W. having a radius of 426.34'; thence NW'ly along the arc of said curve through a central angle of 42°05'49", 313.25' to the P.R.C. of a curve concave to the N.E. and having a radius of 437.73'; thence NW'ly along the arc of said curve through a central angle of 35°08'11", 268.43' for a P.O.B.; thence N89°59'59"W, 16.61'; thence N0°34'32"W, 750.00'; thence S89°59'59"E, 1080.00'; thence S14°01'44"E, 422.57'; thence S89°59'59"E, 280.00'; thence S0°22'33"E, 340.00'; thence N89°59'59"W, 1440.00' to the P.O.B.

Lying and being in Sec. 14, Twp. 39S., Rge. 19E, Sarasota County, Florida.

Containing 22.005 acres more or less.

and

Commence at a found concrete monument at the S.W. corner of said Section 14; thence S 89°59'59" E along South line of said Section 14, 2505.26'; thence N 0°22'33"W, 893.01' to the N.E. corner of Chestnut Creek, Unit 1, (a proposed subdivision) and the P.O.B.; thence W'ly along the N'ly boundary of said Chestnut Creek, Unit 1 through the following (3) courses; N89°59'59"W, 280.00'; N14°01'43"W, 422.57'; N89°59'59"W, 1080.00' to the end of said courses; thence N0°34'32"W 389.93' to the beginning of a curve concave SE'ly and having a radius of 955.00'; thence NE'ly along the arc of said curve through a central angle of 21°22'16", an arc distance of 356.21' to the end of said curve; thence N20°47'45"E, 231.31'; thence S69°12'15"E, 111.05'; thence S50°01'39"E, 1587.05'; thence S0°22'33"E, 305.81' to the P.O.B.

Containing 19.13 acres of land, more or less.

and

Commence at a found aluminium disc in conc. at the S.W. corner of said Section 14; thence N 0°34'32"W along the West line of the S.W. 1/4 of said Section 14, 2625.18' for a P.O.B., thence continue N 0°34'32"W along said West line 27.44' to a found concrete monument at the W 1/4 corner of said Section 14; thence N 0°33'30"W along the West line of the N.W. 1/4 of said Section 14, 245.56'; thence N 89°32'45"E., 224.93'; thence N.E.'ly along a curve to the left having a radius of 209.95', thru a central angle of 69°42'58", for an arc distance of 253.79'; thence N.E.'ly along a curve to the right having a radius of 648.54', thru a central angle of 41°23'24", for an arc distance of 468.50'; thence N 61°40'26"E, 267.00'; thence N89°26'30"E, 220.00'; thence S 60°54'00"E, 408.27'; thence S14°18'18"W, 332.2'; thence N.W.'ly along a curve to the right having a radius of 240.00', thru a central angle of 11°57'36", for an arc distance of 50.10'; thence S 14°18'18"W, 679.57'; thence S.W. along a curve to the right having a radius of 817.46', thru a central angle of 6°29'27", for an arc distance of 92.61'; thence S20°47'45"W, 144.05'; thence N69°12'15"W, 152.23'; thence N.W.'ly along a curve to right having a radius of 1050.00' thru a central angle of 31°12'15", for an arc distance of 571.85'; thence N.W.'ly along a curve to the right having a radius of 1260.00', thru a central angle of 10°17'30", for an arc distance of 226.33'; thence S62°17'30"W, 160.88'; thence S89°32'45"W, 290.59' to the P.O.B.

Containing 26.356 acres of land, more or less.

and

Beginning at a concrete monument (P.R.M.) at the N.W. corner of The Estates of Chestnut Creek, No. 1 as recorded in Plat Book 30 at pages 3 thru 3-C, Public Records of Sarasota County, Florida at the N'y R/W line of Venice East Blvd. (100 ft. wide public R/W), said point also lying N38°30'53"E, 1665.23' from an aluminum disc in conc. found at the S.W. corner of said Section 14; thence N0°34'32"W, 389.91'; thence N.E.'ly along a curve to the right having a radius of 955.00', thru a central angle of 21°22'16", for an arc distance of 356.21'; thence S0°47'45"E, 211.11'; thence S.E.'ly along a curve to the left having a radius of 817.56', thru a central angle of 0°29'20", for an arc distance of 9.61'; thence N14°18'18"E, 679.57'; thence S.E.'ly along a curve to the left having a radius of 240.00', thru a central angle of 11°47'45", for an arc distance of 50.10'; thence N14°18'18"E, 162.21'; thence N65°50'08"E, 1070.99'; thence S0°22'34"E, 2553.00'; thence N50°01'39"W, 1587.05'; thence N69°12'15"W, 11.06'; thence S20°47'45"W, 211.11'; thence S.W.'ly along a curve to the left having a radius of 855.00', thru a central angle of 21°22'16", for an arc distance of 318.91'; thence S0°34'32"E, 190.93' to the North line of said Estates of Chestnut Creek No. 1; thence N89°59'59"W along said North line 100.01' to the P.O.B.

Containing 50.601 acres of land, more or less.

and

Commence at said S.W. corner of SEC. 14; thence N0°34'32"W, along the West line of said SEC. 14, 33.00'; thence S89°59'59"E, along the N'y R/W line of Center Road, 1050.05', to the P.O.B.; thence N0°34'32"W, 520.03'; thence S89°59'59"E, 544.50'; thence S0°34'32"E, 520.03', to said N'y R/W line of Center Road; thence N89°59'59"W, along said N'y R/W line, 544.50', to the P.O.B.

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FEB 15 1 17 PM '85
SECRETARY OF STATE
TALLAHASSEE, FLORIDA