

## EXHIBIT 6

Articles of Incorporation of Cambridge Greens of Citrus Hills Property Owners Association, Inc. (“Cambridge Greens”) filed with the Florida Department of State on **February 19, 1988**;

Amendment to Articles of Incorporation of Cambridge filed with the Florida Department of State on **March 5, 1991**;

Amendment to Articles of Incorporation of Cambridge Greens filed with the Florida Department of State on **August 3, 2006**; and

Amendment to Articles of Incorporation of Cambridge Greens filed with the Florida Department of State on **April 1, 2016**.



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## Events

### CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC.

**Document Number** N24927

**Date Filed** 02/19/1988

**Effective Date** None

**Status** Active

Event Type	Filed Date	Effective Date	Description
AMENDMENT	04/01/2016		
AMENDMENT	08/03/2006		
AMENDMENT	03/05/1991		

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ARTICLES OF INCORPORATION

Filed with Florida Department of State on 2/19/1988

# State of Florida



## Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on February 19, 1988, as shown by the records of this office.

The document number of this corporation is N24927.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
19th day of February, 1988.



Jim Smith  
Secretary of State

ARTICLES OF INCORPORATION  
OF  
CAMBRIDGE GREENS OF CITRUS HILLS  
PROPERTY OWNERS ASSOCIATION, INC.

FILED  
1000 FEB 13 PM 3 34  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

The undersigned subscribers, desiring to form a corporation not-for-profit under Chapter 617 Florida Statutes, as amended, hereby adopt the following Articles of Incorporation.

ARTICLE I  
NAME

The name of the corporation shall be CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC., which is hereinafter referred to as "the Association".

ARTICLE II  
PURPOSES AND POWERS

Section 1. Purpose. The purpose of the Association is to provide for maintenance, preservation and architectural control of the property and any additions thereto, as well as provide for supplemental road maintenance and to provide for the staff and expenses, if any of the architectural control board, fix annual and special assessments or charges to be levied against the property, enforce any and all Covenants and Restrictions applicable to the property, provide security services to the property and to do any other things that in the opinion of the Board of Directors will promote the common benefit and enjoyment of the residents of the Cambridge Greens of Citrus Hills subdivision located in Citrus County, Florida and hereinafter described as that property platted of record in OR Book 13, Pages 119 through 124, inclusive, of the Public Records of Citrus County, Florida, (the Existing Properties and any additions thereto may be referred to as the "Properties"). The Association is not organized for profit and no part of the net earnings, if any, shall insure to the benefit of any member, individual, person, firm or corporation.

Section 2. Powers. The Association shall have the power to:

(a) 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, Restrictions and Easements for Cambridge Greens of Citrus Hills, hereinafter called the "Declaration" applicable to the property and recorded in OR Book 770, Pages 472 through 489, inclusive, in the Public Records of Citrus 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.

(b) To fix, levy collect and enforce payment by any lawful means of any charges and assessments which the association may impose pursuant to the recorded Declaration and any amendments thereto as well as agreements of undertakings by purchasers in the Cambridge Greens of Citrus Hills subdivision for the supplemental maintenance, repairs and replacement of the public's right of way and appurtenance thereto that are located on the properties which can include but is not limited to, landscaping, paving, drainage, and street lighting, and such other purposes and activities which the Association may lawfully conduct. To pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association; including all licenses, taxes or governmental charges levied or imposed against the property of the Association.

(c) To have and to exercise all of the common law and statutory powers of a corporation not-for-profit which are not in conflict with the terms of these Articles and the Declaration.

(d) To borrow money and with the assent of a majority of the 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.

ARTICLE III  
MEMBERS

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot, or Unit in the properties shall be a member in the Association. And all persons or entities who are obligated by the Declaration or amendments thereto to pay assessments to the Association or who by separate undertaking have agreed to pay such assessments shall be members of the Association. The foregoing is not intended to include the 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 such lot or unit in the property.

ARTICLE IV  
VOTING RIGHTS

Each Member shall have the following voting rights:

(a) The owner of each residential lot shall have one (1) vote per residential lot owned;

(b) When any property entitling the owner to membership is owned of record in the name of two (2) or more persons or entities, the vote or votes shall be exercised as they among themselves determine but in no event shall more than one vote be cast for each residential lot owned.

When owners other than Declarant own 25 percent or more of the lots in the Properties, they shall be entitled to elect one member of the Board of Directors.

ARTICLE V  
MEETINGS OF MEMBERS

The By-Laws of the Association shall provide for an annual meeting of members, and may make provisions for regular and special meetings of members other than the annual meeting. A quorum for the transaction of business at any meeting of the members shall exist if thirty-five percent of the total number

of members in good standing shall be present at the meeting, in person or by proxy (if the required quorum is not present another meeting may be called and the required quorum shall be 17.5% of the members).

ARTICLE VI  
CORPORATE EXISTENCE

The corporation shall have perpetual existence.

ARTICLE VII  
BY-LAWS

The Board of Directors shall adopt By-Laws consistent with these Articles of Incorporation. Such By-Laws may be altered, amended or repealed by the Board of Directors in the manner set forth in the By-Laws.

ARTICLE VIII  
AMENDMENTS

Amendments to these Articles of Incorporation may be made by a majority of the Board of Directors.

ARTICLE IX  
SUBSCRIBER

The name and address of the subscriber is:

Gwendolyn S. Rasmussen  
6610 Crooked Creek Road  
Tallahassee, Florida 32301

ARTICLE X  
REGISTERED AGENT

The name and address of the appointed Registered Agent of the Corporation is:

Carl A. Bertoch  
537 East Park Avenue  
Tallahassee, Florida 32301



ARTICLE XI  
OFFICERS AND DIRECTORS

The names and addresses of the officers and directors shall be:

Gerald Q. Nash  
40 Temple Street  
Nashua, New Hampshire 03060

Samuel A. Tamposi  
402 Amherst Street  
Nashua, New Hampshire 03063

John Pastor  
2416 North Essex Avenue  
Hernando, Florida 32642

IN WITNESS WHEREOF the undersigned subscriber has executed these Articles of Incorporation on February 19, 1988.

  
Gwendolyn S. Rasmussen

STATE OF FLORIDA  
COUNTY OF LEON

IN HEREBY CERTIFY that the foregoing Articles of Incorporation were acknowledged before me, the undersigned authority.

WITNESS My hand and official seal, this 19th day of February, A.D. 1988.

  
Notary Public

My Commission Expires:

(SEAL)

NOTARY PUBLIC, STATE OF FLORIDA.  
MY COMMISSION EXPIRES: MAR. 5, 1992.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

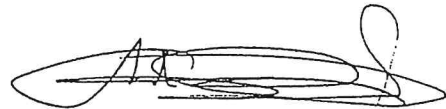
CERTIFICATE DESIGNATING PLACE OF BUSINESS OR  
DOMOCILE FOR THE SERVICE OF PROCESS WITHIN  
FLORIDA, NAMING AGENT UPON WHOM PROCESS MAY BE  
SERVED.

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOL-  
LOWING IS SUBMITTED:

That the CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY OWNERS  
ASSOCIATION, INC., desiring to organize or qualify under the laws  
of the State of Florida, with its principal place of business at  
the City of Hernando, State of Florida, has named as its agent  
CARL A. BERTOCH, located at 537 East Park Avenue, Tallahassee,  
Florida 32301, to accept service of process within Florida.

Having been named to accept service of process for the above-  
stated corporation, at the place designated in this Certificate, I  
hereby agree to act in this capacity, and I further agree to  
comply with the provisions of all Statutes relative to the proper  
and complete performance of my duties.

DATED this 19th day of February, 1988.



---

CARL A. BERTOCH  
Resident Agent

AMENDMENT TO ARTICLES OF INCORPORATION

Filed with Florida Department of State on 3/5/1991

Amending Article XII – Number of Directors

*Cambridge Greens of Citrus Hills Property Owners Association, Inc.*

2416 North Essex Avenue / Hernando, Florida 32642 / Telephone (904) 746-7858

AMENDMENT OF ARTICLES OF INCORPORATION  
OF  
CAMBRIDGE GREENS OF CITRUS HILLS  
PROPERTY OWNERS ASSOCIATION, INC.,  
A NOT-FOR-PROFIT CORPORATION

RECORDED  
91 MAR 5 1991  
FILED

Whereas, the Cambridge Greens of Citrus Hills Property Owners Association, Inc., was incorporated pursuant to the laws of the State of Florida on February 19, 1988, and,

Whereas, subsequent to said incorporation and pursuant to the desires of the Board of Directors of the Cambridge Greens of Citrus Hills Property Owners Association, Inc., it has become necessary to amend said Articles of Incorporation, and,

Whereas, pursuant to Article VIII of the Articles of Incorporation of the Corporation, said Articles may be amended by a majority vote of the Board of Directors,

Now Therefore, the Board of Directors of the Cambridge Greens of Citrus Hills Property Owners Association, Inc., a Florida Not-for-Profit Corporation, in Special Meeting this 11th day of February, 1991, does hereby declare, ratify and adopt the following Amendment to the Articles of Incorporation to read as follows:

Article XII

Number of Directors

The affairs of the Corporation shall be administered to and governed by a Board of Directors composed of five (5) members.

In all respects the Cambridge Greens of Citrus Hills Property Owners Association, Inc., are hereby confirmed by the Board of Directors.

The Secretary of the Corporation is hereby directed to forward the original of this document to the Secretary of State, State of Florida, for filing in said office and a copy hereof in the Public Records of the Corporation.

Dated the 11th day of February, 1991.

W. J. [unclear]  
Witness

Scott Stephens  
Scott Stephens, President

[unclear]  
Witness

Iris L. Monck  
Iris L. Monck, Secretary

STATE OF FLORIDA  
COUNTY OF CITRUS

Before me personally appeared Scott Stephens and Iris L. Monck, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named Cambridge Greens of Citrus Hills Property Owners Association, Inc., and severally acknowledged to and before me that they executed said instrument as such President and Secretary, respectively, of said Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 11<sup>th</sup> day of February, A.D. 1991.

[Signature]  
Notary Public  
State of Florida at Large  
My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires: 02/11/92  
02/11/92

AMENDMENT TO ARTICLES OF INCORPORATION

Filed with Florida Department of State on 8/3/2006

Amending Article XI – Directors and Officers

Articles of Amendment  
to  
Articles of Incorporation  
of

Cambridge Greens of Citrus Hills Property Owners Assc. Inc.  
(Name of corporation as currently filed with the Florida Dept. of State)

N 24927

(Document number of corporation (if known))

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

NEW CORPORATE NAME (if changing):

(must contain the word "corporation," "incorporated," or the abbreviation "corp." or "inc." or words of like import in language; "Company" or "Co." may not be used in the name of a not for profit corporation)

AMENDMENTS ADOPTED- (OTHER THAN NAME CHANGE) Indicate Article Number(s) and/or Article Title(s) being amended, added or deleted: (BE SPECIFIC)

Article XI Directors and Officers

FILED  
03 AUG -3 AM 10:00  
TALLAHASSEE, FLORIDA

(Attach additional pages if necessary)  
(continued)

*Cambridge Greens of Citrus Hills  
Property Owners Association  
PO Box 57, HERNANDO, FL 34442  
www.CambridgeGreens.com*

**AMENDMENT OF ARTICLES OF INCORPORATION  
OF  
CAMBRIDGE GREENS OF CITRUS HILLS  
PROPERTY OWNERS ASSOCIATION INC.  
A NOT-FOR-PROFIT CORPORATION**

Whereas, the Cambridge Greens of Citrus Hills Property Owners Association, Inc., was incorporated pursuant to the laws of The State of Florida on February 19, 1988, and,

Whereas, subsequent to said incorporation and pursuant to the desires of the Board of Directors of the Cambridge Greens Property Owners Association, Inc., it has become necessary to amend said Articles of Incorporation , and,

Whereas, pursuant to Article VIII of the Articles of Incorporation of the Corporation, said Articles may be amended by the Board of Directors.

Now, Therefore, the Board of Directors of the Cambridge Greens of Citrus Hills Property Owners Association, Inc., a Not-For-Profit Corporation, in a regular meeting this 13<sup>th</sup> day of July, 2006, does hereby declare, ratify and adopt the following Amendment to the Articles of Incorporation to read as follows:

**ARTICLE XI**

**Directors and Officers**

The Association shall be governed by a Board of Directors, elected by the members in a manner determined in the By-laws.

The term of office shall be two (2) years, with elections being held on even numbered years.

Directors may be removed from office with or without cause in the manner prescribed in the By-laws. If any Director position becomes vacant for any reason the remaining directors shall choose, by majority vote, a successor to hold the position for the unexpired term.

The business affairs of the Association shall be conducted by the officers designated in the By-laws. The officers shall be elected by the Board of Directors in a manner determined in the By-laws and serve at the pleasure of the Board of Directors.



In all respects the Cambridge Greens of Citrus Hills Property Owners Association, Inc., are hereby confirmed by the Board of Directors.

The Secretary of the Corporation is hereby directed to forward the original of this document to the Secretary of State, State of Florida, for filing in said office, and a copy hereof in the public records of the corporation.

Dated this 13<sup>th</sup> day of July, 2006, the Board of Directors has ratified the above changes to the Articles of Incorporation.

Witness: [Signature]  
Frank E. Robenz

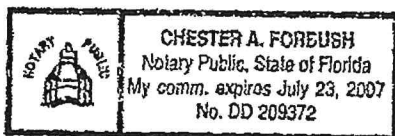
President  
Clifford Flegal [Signature]

Witness: [Signature]  
Paul LaBella

Secretary  
Judith Parlman [Signature]

State of Florida  
County of Citrus

Before me personally appeared Clifford Flegal and Judith Parlman, known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named Cambridge Greens of Citrus Hills Property Owners Association, Inc. and severally acknowledged to and before me that they executed said instrument as such President and Secretary, respectively, of said Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.



[Signature]  
7/13/06

END

AMENDMENT TO ARTICLES OF INCORPORATION

Filed with Florida Department of State on 4/1/2016

Amending Article V – Meetings of Members

Amending Article XI – Officers and Directors

**Cambridge Greens of Citrus Hills Property Owners Association, Inc.**

2541 North Reston Terrace / Hernando Florida 32642/ Telephone (352) 746-6770

FILED  
SECRETARY OF CORPORATION'S  
DIVISION OF CORPORATIONS  
16 APR - 1 AM 8:31

AMENDMENT TWO OF ARTICLES OF INCORPORATION  
OF  
CAMBRIDGE GREENS OF CITRUS HILLS  
PROPERTY OWNERS ASSOCIATION, INC.,  
A NOT-FOR-PROFIT CORPORATION

Whereas, the Cambridge Greens of Citrus Hills Property Owners Association, Inc., was incorporated pursuant to the laws of the state of Florida on February 19, 1988, and,

Whereas, subsequent to said incorporation and pursuant to the desires of the Board of Directors of the Cambridge Greens of Citrus Hills Property Owners Association, Inc., it has become necessary to amend said Articles of Incorporation, and,

Whereas, pursuant to Article VIII of the Articles of Incorporation of the Corporation, said Articles may be amended by a majority vote of the Board of Directors.

Now Therefore, the Board of Directors of the Cambridge Greens of Citrus Hills Property Owners Association, Inc., a Florida Not-For-Profit Corporation, in a Board Meeting this 25<sup>th</sup> day March 2015, does hereby declare, ratify and adopt the following Amendment to the Articles of Incorporation to read as follows:

ARTICLE V

MEETINGS OF MEMEBERS

The By-Laws of the Association shall provide for an annual meeting of members, and may make provisions for regular and special meetings of members other than the annual meeting. A quorum for the transaction of business at any meeting of the members shall exist ~~if thirty-five~~ thirty percent of the total number of members in good standing shall be present at the meeting, in person or by proxy (if the required quorum is not present another meeting may be called and the required quorum shall be ~~47.5~~ 15% of the members).

ARTICLE XI

OFFICERS AND DIRECTORS

The Names and addresses of the officers and directors shall be:

Allan Devine, President; Eric Adolfsson, Vice-President; Carol Chance, Secretary and Douglas Kline, Treasurer. 2541 N. Reston Terrace, Hernando, FL 34442

Dated the 25<sup>th</sup> day of March, 2015.

Megan Barber  
Witness  
Judy McKeayak  
Witness

Allan C. Devine  
President  
Carol Chance  
Secretary

STATE OF FLORIDA  
COUNTY OF CITRUS

Before me personally appeared Allan C. Devine and Carol Chance, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named Cambridge Greens of Citrus Hills Property Owners Association, Inc., and severally acknowledged to and before me that they executed said instrument as such President and Secretary, respectively, of said Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Corporation.

Witness my hand and official seal, this 25 day of MAY, A.D. 2015.

Geralyn A. Bond  
Notary Public

