

TRANSMITTAL LETTER
N00000005993

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: Island of Key Largo Federation of Homeowner Associations, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

300003385693--8
-09/07/00--01073--001
*****70.00 *****70.00

Enclosed is an original and one (1) copy of the articles of incorporation and a check for:

☒ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☐ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Barbara Winkler
Name (Printed or typed)

428 Collins Street
Address

Key Largo, FL 33037
City, State & Zip

(305) 451-5677
Daytime Telephone number

FILED
00 SEP - 7 PM 1:32
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

NOTE: Please provide the original and one copy of the articles.

09/11

**ARTICLES OF INCORPORATION OF
ISLAND OF KEY LARGO FEDERATION OF HOMEOWNER
ASSOCIATIONS, INC**

The undersigned, for the purpose of forming a nonprofit corporation under Florida Statutes Chapter 617, do hereby make and adopt the following Articles of Incorporation:

**ARTICLE 1
NAME**

The name of the Corporation is:
**ISLAND OF KEY LARGO FEDERATION OF HOMEOWNER
ASSOCIATIONS, INC.**

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TALLAHASSEE, FLORIDA

**ARTICLE 2
NOT FOR PROFIT**

The Corporation is a nonprofit corporation under the laws of the State of Florida. The Corporation is not formed for pecuniary profit. No part of the income or assets of the Corporation is distributable to or for the benefit of its Members, Trustees, Directors or Officers, except to the extent permissible under law.

**ARTICLE 3
DURATION**

The duration of the Corporation is perpetual.

**ARTICLE 4
PURPOSES**

The Corporation is organized, and shall be operated exclusively for the following purposes:

- A. Dedicated to promote the general welfare and
- B. Enhance the quality of life of the island community consisting of homesites located on the island of Key Largo, Monroe County, Florida.

- C. To exercise all rights and powers conferred by the laws of the State of Florida upon nonprofit corporations, including without limiting the generality of the foregoing, to acquire by bequest, devise, gift, purchase, lease or otherwise any property of any sort or nature without limitation as to its amount or value, and to hold, invest, reinvest, manage, lend, use, apply, employ, sell, expend, disburse, lease, mortgage, convey, option, donate or otherwise dispose of such property and the income, principal and proceeds of such property, for any purposes set forth herein.
- D. To do such other things as are incidental to the purposes of the Corporation or necessary or desirable in order to accomplish them.

ARTICLE 5 LIMITATION

No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its Members, Trustees, Officers, or Directors, but the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article 4 (Purposes) hereof.

ARTICLE 6 MEMBERS

The Corporation shall have Voting Members who shall be elected and may be removed by the Voting Members and shall have all the rights and privileges of members of the Corporation. The Bylaws may provide for Nonvoting Members of one or more classes, who shall be admitted in such manner and who shall have such rights and privileges as are set forth in the Bylaws, but who shall not have the right to vote.

NAME
Hammer Point Owners Assoc.
South Creek Villagers Inc.

ADDRESS
Tavernier, FL
Key Largo, FL

ARTICLE 7
INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial Registered Office of the Corporation is 428 Collins Street, Key Largo, FL 33037, and the name of its initial Registered Agent at that address is Barbara Winkler.

ARTICLE 8
INITIAL BOARD OF TRUSTEES

The management of the Corporation shall be vested in a Board of Directors. The number of Directors constituting the initial Board of Directors is twenty-three (23). The number of Directors may be increased or decreased from time to time in accordance with the Bylaws, but shall never be less than three. The voting Members shall elect or appoint the Directors annually. The Bylaws may provide for *ex officio* and honorary Directors, and their rights and privileges. The name and address of each initial Director of the Corporation is as follows:

NAME	ADDRESS
Richard Lancaster	109 Ellington Ct., Tavernier, FL 33070
Fred Nickerson	138 Marina Ave., Key Largo, FL 33037
Mary Lou Wilkinson	38 E. Beach Rd., Tavernier, FL 33070

ARTICLE 9
OFFICERS

NAME	ADDRESS	TITLE
Richard Lancaster	109 Ellington Ct., Tavernier, FL	President
Ann Nickerson	138 Marina Ave., Key Largo, FL	V. President
Barbara Winkler	428 Collins St., Key Largo, FL	V. President
Bonnie Mueller	119 Ellington Ct., Tavernier, FL	Secretary
Mary Lou Wilkinson	38 E. Beach Rd., Tavernier, FL	Treasurer

ARTICLE 10 INCORPORATORS

The name and address of each Incorporator is as follows:

NAME	ADDRESS
Richard Lancaster	109 Ellington Ct., Tavernier, FL 33070
Raymond Pino	309 Lance Lane, Key Largo, FL 33037
Fred Nickerson	138 Marina Ave., Key Largo, FL 33037
Burke Cannon	149 Westminster Dr. Tavernier, FL 33070

ARTICLE 11 BYLAWS

- A. The Bylaws of the Corporation are to be made and adopted by the Board of Directors, and may be altered, amended, rescinded or repealed by the Board of Directors.
- B. The power to adopt, alter, amend and repeal the Bylaws shall be vested in the Board of Directors, but all alterations, amendments, recissions, and repeals of the Bylaws must be approved by a two-third majority of the Directors.

ARTICLE 12 AMENDMENT

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and all rights and privileges conferred upon the Members, Directors and Officers are subject to this reservation. The Articles of Incorporation may be amended in accordance with the provisions of the laws of the State of Florida, as amended from time to time, unless more specific provisions for amendments are adopted by the Corporation pursuant to law.

ARTICLE 13 INDEMNIFICATION

The Corporation shall indemnify each Officer, Director, and Committee Member, including former Officers, Directors, and Committee Members, to the full extent permitted by the laws of the State of Florida.

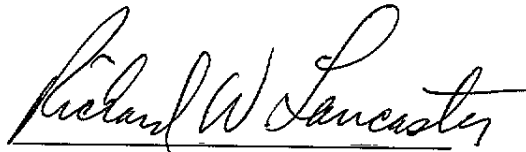
ARTICLE 14
COMMENCEMENT OF CORPORATE EXISTENCE

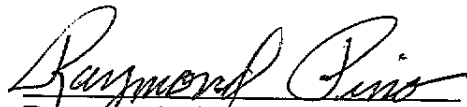
In accordance with the laws of the State of Florida, the date when corporate existence shall commence is the date of subscription and acknowledgment of these Articles of Incorporation.

ARTICLE 15
NONSTOCK BASIS

This Corporation is organized on a nonstock basis. This corporation shall not issue shares of stock.

IN WITNESS WHEREOF, the undersigned have signed these Articles of Incorporation on this 4th day of September, 2000.


Richard Lancaster, Incorporator


Raymond Pino, Incorporator


Fred Nickerson, Incorporator

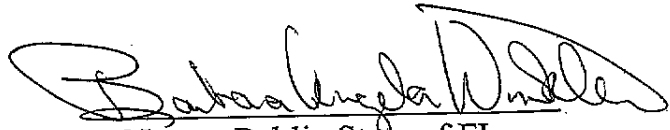

Burke Cannon, Incorporator

STATE OF FLORIDA:
COUNTY OF MONROE:

Before me personally appeared Richard Lancaster, Raymond Pino, Burke Cannon, and Fred Nickerson, to me well known and known to me to be the persons described in and who executed the foregoing instrument and

severally acknowledged to and before me that they executed said instrument for the purposes therein expressed.

Witness my hand and official seal this 4th day of September, 2000, in the aforesaid County and State.



Notary Public State of FL
Barbara Angela Winkler

All personally known
My commission expires:



Barbara Angela Winkler
My Commission CC592171
Expires October 9, 2000

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the appointment as Registered Agent of Island of Key Largo Federation of Homeowner Associations, Inc., which is contained in the foregoing Articles of Incorporation.



Barbara Winkler, Registered Agent
428 Collins Street
Key Largo, Florida 33037

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TALLAHASSEE, FLORIDA