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(City/State/Zip/Phone #)

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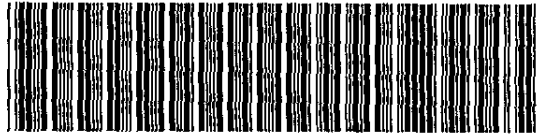
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06 MAR -3 AM 9:00  
TALLAHASSEE, FLORIDA

**COVER LETTER**

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

**SUBJECT:** Florida Mobile Home Park Homeowners Association, Inc.  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

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: David Greer  
Name (Printed or typed)

8667 Seminole Blvd. Lot 48  
Address

Seminole, FL 33772  
City, State & Zip

727-395-9840  
Daytime Telephone number

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



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

February 17, 2006

DAVID GREER  
8667 SEMINOLE BLVD.  
LOT 48  
SEMINOLE, FL 33772

SUBJECT: FLORIDA MOBILE HOME PARK ASSOCIATION, INC.  
Ref. Number: W06000007990

We have received your document for FLORIDA MOBILE HOME PARK ASSOCIATION, INC.. However, the document has not been filed and is being returned for the following:

Not for Profit company DO NOT have STOCK or SHARHOLDERS. Please delete Article X.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6934.

Loria Poole  
Document Specialist  
New Filing Section

Letter Number: 106A00011558

**ARTICLES OF INCORPORATION OF**  
**FLORIDA MOBILE HOME PARK ASSOCIATION, INC.**

**ARTICLE I - NAME**

The name of the corporation shall be FLORIDA MOBILE HOME PARK ASSOCIATION, INC.

**ARTICLE II - PRINCIPAL OFFICE**

The principal place of business and mailing address of this corporation shall be 8667 Seminole Boulevard, Lot 48, Seminole, Florida 33772

**ARTICLE III - PURPOSE**

The purpose for which the corporation is organized is as follows:

- A. To represent the interests of the tenants, residents, and manufactured home owners of FLORIDA MOBILE HOME PARK (hereinafter the "Park").
- B. To negotiate for, acquire, and operate the Park, on behalf of the members or shareholders;
- C. To convert the Park, once acquired, to a condominium, cooperative or other form of common ownership, and thereupon to create a condominium, cooperative or other form of common ownership in the ordinary course of business and in the case of conversion to a cooperative or other form of common ownership to be the entity that owns the record interest in the property, and that is responsible for the operation of the property;
- D. To contract, sue or be sued, with respect to the exercise or non-exercise of its powers. For these purposes, the powers of the corporation include, but are not limited to the following:
- E. Upon purchasing the Park, to maintain, manage and operate the park property, and to institute, maintain, settle or appeal actions for hearings in its name, on behalf of all owners, concerning matters of common interest, including, but not limited to, the common property, structural components of a building or other improvements, mechanical, electrical and plumbing elements serving the park property, and protests of ad valorem taxes on commonly used facilities;
- F. Upon purchasing the Park, to make and collect assessments and to lease, maintain, repair, and replace the common areas;
- G. To purchase lots in the Park and to acquire and hold, lease, mortgage, and convey them;
- H. Upon purchase of the Park, modify, move or create any easement for ingress or egress or for the purposes of utilities, if the easement constitutes part of or crosses the park property, with or without the joinder of any unit owners. This section does not authorize the corporation to modify or move any easement created in whole or in part for the use or benefit of anyone other than the members, or crossing the property of anyone other than the members, without their consent or approval as required by law or the instrument creating the easement. Nothing in the section affects the rights of ingress or egress of any member of the association.
- I. To have and exercise all rights and powers conferred upon corporations under the laws of the State of Florida, and the laws of the United States, those set forth in these Articles of Incorporation and the By-Laws of this corporation, and any recorded declarations or restrictions encumbering the park property to the extent that to do so is not inconsistent with Florida Statutes; provided, however, that this corporation is not empowered to engage in any activity that, in itself, is not in furtherance of its purposes as set forth in this article.

RECORDED AT THE OFFICE OF THE  
CLERK OF THE COUNTY OF SEMINOLE, FLORIDA

06 MAR -3 AM 9:00

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**ARTICLE IV - MANNER OF ELECTION**

The manner in which the directors are elected or appointed shall be as follows:

At the first annual meeting of members and at each annual meeting thereafter the shareholders/members shall elect *directors to hold office by staggered terms*. The first two (2) directors shall be elected for a term of three (3) years, the second two (2) directors shall be elected for a term of two (2) years and the last one (1) director shall be elected for a term of one (1) year. Thereafter, at the expiration of each director's term of office his replacement will be elected at the annual shareholders/members' meeting for a term of three (3) years. This staggering of directors' terms is intended to provide continuity to the management of the corporation.

**ARTICLE V - INITIAL DIRECTORS AND/OR OFFICERS**

The names, addresses and specific titles are as follows:

David Greer - President  
8667 Seminole Blvd. Lot 48  
Seminole, FL 33772

Cal Hindley - Treasurer  
8667 Seminole Blvd. Lot 7  
Seminole, FL 33772

Jeannie Hart - Secretary  
8667 Seminole Blvd. Lot 40  
Seminole, FL 33772

Stewart Martin - Director  
8667 Seminole Blvd. Lot 15  
Seminole, FL 33772

Ralph Snowden - Director  
8667 Seminole Blvd. Lot 6  
Seminole, FL 33772

**ARTICLE VI - INITIAL REGISTERED AGENT AND STREET ADDRESS**

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

David Greer  
8667 Seminole Blvd. Lot 48  
Seminole, FL 33772

**ARTICLE VII - INCORPORATOR**

The name and address of the Incorporator is:

David Greer  
8667 Seminole Blvd. Lot 48  
Seminole, FL 33772

### ARTICLE VIII - DUTIES

The corporation shall:

- A. If the corporation has the authority to maintain a class action, the corporation may be joined in an action as representative of that class with reference to litigation and disputes involving the matters which the corporation could bring a class action, however nothing herein shall limit the statutory or common law right of any individual or class of individuals to bring any action which may otherwise be available;
- B. Include those duties set forth in these Articles of Incorporation and the By-Laws of the corporation, and any recorded declarations or restrictions encumbering the park property to the extent that to do so is not inconsistent with Florida Statutes;
- C. Maintain accounting records in the county where the property is located, according to good accounting practices, such records to be open to inspection by corporation members, or their authorized representatives, at reasonable times, and written summaries of such records to be supplied at least annually to such members, or their authorized representatives, and shall include, but not be limited to:
  - i. A record of all receipts and expenditures;
  - ii. An account for each member, designated in the name and current mailing address of the member, the amount of each assessment, dates and amounts in which the assessments come due, the amount paid upon the account, and the balance due;
- D. Upon purchase of the Park, use its best efforts to obtain and maintain adequate insurance to protect the corporation and the park property, and make available for inspection by owners, at reasonable times, a copy of each policy of insurance.

### ARTICLE IX - MEMBERSHIP

- A. The corporation shall have no members or shareholders who are not bona fide owners of mobile homes in the Park. At least two-thirds (2/3) of all homeowners within the Park have consented in writing to become members of the Association. Prior to the purchase of the Park, the corporation shall have no members who are not tenants, residents, or owners of manufactured homes in the Park. Prior to the purchase of the Park, the corporation shall have one (1) class of non-capital, non-participating, voting memberships, allocated on the basis of one (1) membership per lot in the Park. Upon purchase of the Park by the corporation, the memberships will automatically become non-participating, non-voting memberships.
- B. After the purchase of the Park by the corporation, the corporation shall have no shareholders who are not residents or owners of manufactured homes in the Park. Upon purchase of the Park by the corporation, and thereafter, the corporation shall have one (1) class of voting, participating stock known as Class "A" stock, allocated on the basis of one share per lot.

### ARTICLE X - VOTING RIGHTS

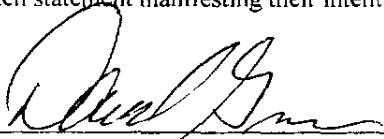
The voting rights of the shareholders are governed by the By-Laws of this corporation.

### ARTICLE XI - MANAGEMENT OF CORPORATE AFFAIRS

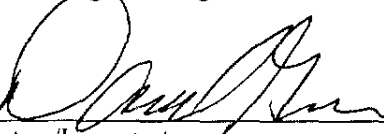
The management of corporate affairs is governed by the By-Laws of this corporation.

ARTICLE XII - AMENDMENT

These Articles of Incorporation may be amended in any manner provided by law. Every amendment shall be approved by the Board of Directors, proposed by them to the shareholders, and approved at a shareholders' meeting by a majority vote of the stock entitled to vote hereon, unless all of the Directors and all of the shareholders sign a written statement manifesting their intention that a certain amendment of the Articles of Incorporation be made.

  
\_\_\_\_\_  
Signature/Registered Agent

Date 2/25/06

  
\_\_\_\_\_  
Signature/Incorporator

Date 2/25/06

**FILED**  
06 MAR -3 AM 9:00  
TALLAHASSEE, FLORIDA