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(Requestor's Name)

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(City/State/Zip/Phone #)

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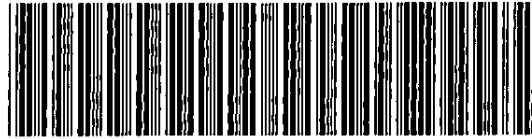
(Business Entity Name)

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**LANDIS GRAHAM FRENCH, P.A.**

**ATTORNEYS AT LAW**

ESTABLISHED 1902

OFFICES IN DAYTONA BEACH, DELAND AND DELTONA, FLORIDA

**R. MICHAEL KENNEDY**

444 Seabreeze Boulevard, Suite 1001  
Daytona Beach, Florida 32118

TELEPHONE (386) 252-4717

Facsimile (386) 253-7352

July 11, 2006

Via overnight delivery

Division of Corporations  
Clifton Building  
2661 Executive Center Circle  
Tallahassee, Florida 32301

Attention: Doris Brown

Re: Oak Heights 3 Condominium Association, Inc.

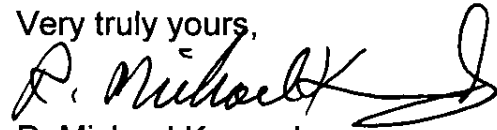
Dear Ms. Brown:

Enclosed for filing are the original and one copy of Articles of Incorporation for Oak Heights 3 Condominium Association, Inc. Also enclosed is my check of \$78.75, representing the cost of filing (\$70.00) and the fee for a certified copy (\$8.75).

Please return the certified copy via overnight delivery. A pre-addressed overnight envelope is enclosed.

Thank you for your attention to this matter.

Very truly yours,



R. Michael Kennedy

RMK/lbm  
Enclosures

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**ARTICLES OF INCORPORATION  
OF  
OAK HEIGHTS 3 CONDOMINIUM ASSOCIATION, INC.**

The undersigned hereby associates for the purpose of forming a corporation not-for-profit under the laws of the State of Florida, pursuant to Florida Statutes Chapter 617, and hereby certify as follows:

**ARTICLE I**

The name of this corporation shall be OAK HEIGHTS 3 CONDOMINIUM ASSOCIATION, INC., whose principal office and mailing address are located at 750 Oak Heights Court, Port Orange, Florida 32127. The registered office address and principal office address are the same.

**ARTICLE II**

The general purpose of this corporation not-for-profit shall be as follows:

To be the "Association" (as defined in The Condominium Act of the State of Florida, Florida Statutes Chapter 718, and the Declaration of Condominium for OAK HEIGHTS 3 CONDOMINIUM, a condominium, for the operation of the Condominium known as OAK HEIGHTS 3 CONDOMINIUM, a condominium, at 750 Oak Heights Court, Port Orange, Florida 32127, to be created pursuant to the provisions of The Condominium Act, and as such Association to operate and administer the Condominium

and to carry out the functions and duties of the Condominium as set forth in the Declaration of Condominium establishing the Condominium and the exhibits attached thereto.

### **ARTICLE III**

All persons who are Owners of Condominium Units within the Condominium shall automatically be members of this corporation. Such membership shall automatically terminate when such persons is no longer an Owner of a Condominium Unit. Membership in the corporation shall be limited to such Condominium Unit Owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be recorded for the Condominium among the Public Records of Volusia County, Florida.

### **ARTICLE IV**

This corporation shall have perpetual existence.

### **ARTICLE V**

The names and addresses of the subscribers to these Articles of Incorporation are as follows:

Name  
F.W. Nofall

Address  
700 Oak Heights Court  
Port Orange, FL 32127

S.R. Nofall

700 Oak Heights Court  
Port Orange, FL 32127

L.A. Nofall

700 Oak Heights Court  
Port Orange, Florida 32127

## **ARTICLE VII**

The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and the Bylaws, are as follows:

F.W. Nofall  
L.A. Nofall

President  
Secretary/Treasurer

## **ARTICLE VIII**

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership:

F.W. Nofall

700 Oak Heights Court  
Port Orange, Florida 32127

S.R. Nofall

700 Oak Heights Court  
Port Orange, Florida 32127

L.A. Nofall

700 Oak Heights Court  
Port Orange, Florida 32127

## **ARTICLE VI**

### **Section 1**

The affairs of the corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than the number specified in the Bylaws.

The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership, for a term of one year or until their successors shall

be elected and shall qualify. Provisions for such election, and provisions for the removal, disqualification and resignation of Directors and for filling vacancies on the Board of Directors shall be established by the Bylaws.

## Section 2

The principal officers of the corporation shall be the President, Secretary and Treasurer who shall be elected from time to time and in the manner set forth in the Bylaws. The Secretary and Treasurer may be combined and the position may be held by one person.

## ARTICLE VII

The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and the Bylaws, are as follows:

F.W. Noftall

President

L.A. Noftall

Secretary/Treasurer

## ARTICLE VIII

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership:

F.W. Nofall

700 Oak Heights Court  
Port Orange, Florida 32127

S.R. Nofall

700 Oak Heights Court  
Port Orange, Florida 32127

L.A. Nofall

700 Oak Heights Court  
Port Orange, Florida 32127

### **ARTICLE IX**

The Bylaws of the corporation shall initially be made and adopted by its first Board of Directors. Prior to the time the real property and improvements have been submitted to condominium ownership by recording the Declaration of Condominium, said first Board of Directors shall have full power to amend, alter, rescind or modify said Bylaws by a majority vote. After the real property and improvements have been submitted to condominium ownership by recording the Declaration of Condominium, the Bylaws may be amended, altered, modified or supplemented by a vote as set forth therein.

### **ARTICLE X**

These Articles of Incorporation may be amended from time to time by a 25% vote of the members of the corporation provided said vote is taken at a regular or special meeting of the corporation after proper notice of said meeting has been duly given.

## **ARTICLE XI**

This corporation shall have all of the powers as set forth in Florida Statutes Chapter 617 or its successor, together with all the powers set forth in The Condominium Act of the State of Florida and all powers granted to it by the Declaration of Condominium with exhibits attached thereto, including the power to contract for the management of the Condominium.

## **ARTICLE XII**

This corporation shall not issue shares of stock and no dividend and no part of the income of the corporation shall be distributed to its members, directors or officers. Excess receipts over disbursements, if any, shall be applied against future expenses and reserves as appropriate. The corporation may compensate in a reasonable manner its members, directors or officers for services rendered, may confer benefits upon its members in conformity with its general purposes and upon dissolution or final liquidation may make distribution to its members as is permitted by the Court having jurisdiction thereof and no payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

## **ARTICLE XIII**

The street address of the initial registered office of this corporation is 750 Oak Heights Court, Port Orange, Florida 32127, and the name of the initial registered agent of this corporation at that address is F.W. Nofall.



IN WITNESS WHEREOF, the subscribers hereto have set their hands and seals

this 10<sup>th</sup> day of July, 2006.

[Signature] [SEAL]  
F.W. NOFTALL

[Signature] [SEAL]  
S.R. NOFTALL


[Signature] [SEAL]  
L.A. NOFTALL

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 10 day of July, 2006, by F.W. Nofall, who is ☒ personally known to me or who has ☐ produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
Title or Rank

[Signature]  
Notary Signature

 Elizabeth Glover  
My Commission DD312832  
Expires May 17-2008  
Notary Name Printed

\_\_\_\_\_  
Commission Number

STATE OF FLORIDA  
COUNTY OF VOLUSIA

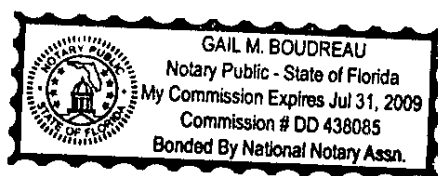
The foregoing instrument was acknowledged before me this 3 day of July, 2006, by S.R. Nofall, who is ☐ personally known to me or who has ☒ produced FD-1-N134796862970 as identification.

\_\_\_\_\_  
Notary Public  
Title or Rank

[Signature]  
Notary Signature

[Signature]  
Notary Name Printed

DD 438085  
Commission Number



STATE OF FLORIDA  
COUNTY OF VOLUSIA

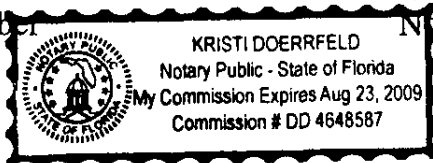
The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of July, 2006, by L.A. Noftall, who is ☒ personally known to me or who has ☐ produced \_\_\_\_\_ as identification.

Notary Public \_\_\_\_\_  
Title or Rank \_\_\_\_\_

Kristi Doerrfeld  
Notary Signature

DD 4648587  
Commission Number

Kristi Doerrfeld  
Notary Name Printed



**ACCEPTANCE BY REGISTERED AGENT**

THE UNDERSIGNED, having been named to accept service of process for the above-stated corporation, at the place designated in the foregoing Articles of Incorporation, hereby accepts to act in this capacity and agrees to comply with the provisions of Section 48.091, Florida Statutes, and all other provisions thereof, relative to keeping open said office.

[Signature]  
F.W. Noftall

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