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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2008 JUL -9 P 4: 29

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July 7, 2008

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

ageraci@ageracilaw.com

Re: Courtyard Plaza Property Owner's Association, Inc.

To Whom It May Concern:

Enclosed for filing, please find the original executed Articles of Incorporation for the above-referenced matter along with the filing fee of \$78.75 (\$70.00 filing fee and \$8.75 Certified Copy fee).

Should you have any questions, or require additional information, please do not hesitate to contact my office at the number listed below.

Sincerely,


Anita R. Geraci

ARG/sc

Enclosures

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2009 JUL -9 P 4:30
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
COURTYARD PLAZA PROPERTY OWNER'S ASSOCIATION, INC.**

The undersigned, for the purpose of forming a nonprofit corporation under the Florida Not for Profit Corporation Act, Florida Statutes, Chapter 617, do hereby make and adopt the following Articles of Incorporation:

**Article I
NAME AND ADDRESS**

The name of the Corporation is **COURTYARD PLAZA PROPERTY OWNER'S ASSOCIATION, INC.** The physical address of the Corporation is 1645 East Highway 50, Suite 207, Clermont, Florida 34711 and the mailing address of the Corporation is P.O. Box 120788, Clermont, Florida 34712.

**Article II
NOT FOR PROFIT**

The Corporation is a corporation not for profit as defined in Section 617.01, Florida Statutes. 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, Directors, or Officers, except to the extent permissible under law.

**Article III
COMMENCEMENT OF CORPORATE EXISTENCE
AND DURATION**

The date when corporate existence shall commence is the date of filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The duration (term) of the Corporation is perpetual.

**Article IV
PURPOSES**

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

1. To enforce the Declaration of Easements, Covenants and Restrictions of Courtyard Plaza (the "Declaration"), consisting of office sites in the City of Clermont, Lake County, Florida, to be the Association referred to in said Declaration, and to assess Owners in accordance with said Declaration, and levy and collect adequate assessments against its management system as well as any other costs provided for in the Declaration.

2. Operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit requirements and applicable District rules, and shall assist in the enforcement of the Declaration that relate to the surface water or stormwater management system.

3. 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 use, apply, employ, sell, expend, disburse, lease, mortgage, manage, option, donate or for any of the purposes set forth herein.

4. To establish rules and regulations.

5. Sue and be sued.

6. Levy, collect and enforce adequate assessments against members of the Association for the purposes set forth in the Declarations.

7. To do such other things as are incidental to the purposes of the Corporation or necessary or desirable in order to accomplish them.

Article V LIMITATION

No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its Members, Directors or Officers, 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 VI DISSOLUTION

In the event of termination, dissolution or final liquidation of the Corporation, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity that would comply with Section 40C-42.027, F.A.C. and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

Article VII MEMBERS

Every person or entity who is a record owner of a fee or undivided fee interest in any Parcel or portion of improved building which is subject to covenants of record to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be

appurtenant to and my not be separated from ownership of a Parcel or portion of improved building which is subject to assessment by the Association.

Article VIII INITIAL REGISTERED OFFICE AND AGENT

The Street address of the initial Registered Office of the Corporation is 1455 Lakeshore Drive, Clermont, Florida 34711, and the name of its initial Registered Agent at that address is JAYSON A. STRINGFELLOW.

Article IX INITIAL BOARD OF DIRECTORS

The management of the Corporation shall be vested in the Board of Directors. The number of Directors constituting the initial Board of Directors is three. 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 Members shall elect the Directors at the annual meeting of Members, in compliance with the Bylaws and Declaration. The Bylaws may provide for ex officio and honorary Directors, and their rights and privileges. The name and address of the initial Director of the Corporation is as follows:

| Name | Address |
|------------------------|--|
| JAYSON A. STRINGFELLOW | 1455 LAKESHORE DRIVE CLERMONT, FLORIDA 34711 |
| NINETT I. RUIZ | 1645 EAST HIGHWAY 50, SUITE 207 CLERMONT, FLORIDA 34711 |
| GRAY SMITH | 10500 WEST COLONIAL DRIVE OCOOEE, FLORIDA 34761 |

Article X OFFICERS

The officers of the Corporation shall consist of a President, Vice President, Secretary, Treasurer and such other Officers and Assistant Officers as may be provided in the Bylaws. Each Officer shall be elected by the Board of Directors (and may be removed by the Board of Directors) at such time and in such manner as may be prescribed by the Bylaws. The name and address of each initial Officer of the Corporation is as follows:

| Title | Name | Address |
|--------------|------------------------|---|
| President: | Jayson A. Stringfellow | 1455 Lakeshore Drive Clermont, Florida 34711 |

Vice President: Gray Smith 10500 West Colonial Drive
Ocoee, Florida 34761

Secretary: Ninette I. Ruiz 1455 Lakeshore Drive
Clermont, Florida 34711

Treasurer: Jayson A. Stringfellow 1455 Lakeshore Drive
Clermont, Florida 34711

Article XI INCORPORATORS

The name and address of the Incorporator is:

| Name | Address |
|------------------------|---|
| Jayson A. Stringfellow | 1455 Lakeshore Drive Clermont, Florida 34711 |

Article XII BYLAWS

The Bylaws of the Corporation are to be made and adopted by the Board of Directors, and may be altered, amended or rescinded by the Board of Directors.


Article XIII 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.

Article XIV INDEMNIFICATION

The Corporation shall indemnify each Officer and Director, including former Officers and Directors, to the full extent permitted by the General Corporation Act and the Not for Profit Corporation Act.


In Witness Whereof, the undersigned has signed these Articles of Incorporation on this 7^m day of July, 2008.



Jayson A. Stringfellow

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the appointment as Registered Agent of COURTYARD PLAZA PROPERTY OWNER'S ASSOCIATION, INC.



Jayson A. Stringfellow

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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