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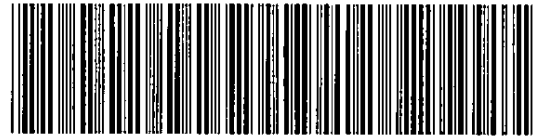
(Business Entity Name)

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D O'KEEFE

JUN 30 2017

COVER LETTER

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

SUBJECT: 1611 Josephine 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: Bryan Hawks  
Name (Printed or typed)

138 Simonton St.  
Address

Key West, FL 33040  
City, State & Zip

305 296 7227  
Daytime Telephone number

Bryan@smithHawks.com  
E-mail address: (to be used for future annual report notification)

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

**ARTICLES OF INCORPORATION**  
In compliance with Chapter 617, F.S., (Not for Profit)

ARTICLE I NAME

The name of the corporation shall be: 1611 Josephine Homeowners Association, Inc.

ARTICLE II PRINCIPAL OFFICE

Principal street address:

Mailing address, if different is:

5625 2nd Avenue, Unit 6  
Key West, FL 33040

ARTICLE III PURPOSE

The purpose for which the corporation is organized is: see attached Articles of Incorporation

ARTICLE IV MANNER OF ELECTION

The manner in which the directors are elected and appointed: in the Bylaws of the Association.

ARTICLE V INITIAL OFFICERS AND/OR DIRECTORS

Name and Title: Robert Pabian <sup>Director</sup>  
Address: 5625 2nd Avenue  
Unit 6  
Key West FL 33040

Name and Title: Keistine Pabian <sup>Director</sup>  
Address: 5625 2nd Avenue  
Unit 6  
Key West FL 33040

Name and Title: \_\_\_\_\_

Name and Title: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Name and Title: \_\_\_\_\_

Name and Title: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Name and Title: \_\_\_\_\_ Name and Title: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_

Name and Title: \_\_\_\_\_ Name and Title: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_

**ARTICLE VI REGISTERED AGENT**

The name and Florida street address (P.O. Box NOT acceptable) of the registered agent is:

Name: Kristine Pabian  
Address: 5625 2nd Avenue #6  
Key West FL 33040

**ARTICLE VII INCORPORATOR**

The name and address of the incorporator is:

Name: Bryan Hawks  
Address: 138 Simonton St  
Key West FL 33040


**ARTICLE VIII EFFECTIVE DATE:**

Effective date, if other than the date of filing: \_\_\_\_\_ (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five days prior or 90 days after the filing.)


**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

*Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity*

  
Required Signature of Registered Agent

6/26/17  
Date

*I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.*

  
Required Signature of Incorporator

6/6/17  
Date

**ARTICLES OF INCORPORATION**  
**OF**  
**1611 JOSEPHINE HOMEOWNERS ASSOCIATION, INC.**  
**(a not for profit corporation)**

The undersigned, desiring to form a corporation not for profit under the laws of the State of Florida, hereby adopt the following Articles of Incorporation:

**ARTICLE I - NAME**

The name of the Corporation is 1611 JOSEPHINE HOMEOWNERS ASSOCIATION, INC. (the "Association").

**ARTICLE II - TERM OF EXISTENCE**

The period of the duration of the Association is perpetual, unless dissolved according to law.

**ARTICLE III - PURPOSE**

The purposes for which this Association is organized are the following:

1. To promote the health, safety and social welfare of the Owners of all Residential Units located within "1611 Josephine" (the "Development") that are, or hereafter may be, subject to the terms of the "Declaration of Protective Covenants, Restrictions and Easements of 1611 Josephine" ("Declaration") to be recorded in the Public Records of Monroe County, Florida. Any term not defined herein shall have the meaning set forth in the Declaration.
2. To maintain all neighborhood Common Properties for which the obligation to maintain and repair has been delegated to the Association.
3. To carry out all of the duties and obligations assigned to it under the terms of the Declaration.
4. The Association shall levy and collect adequate assessments against the members of the Association for the cost of maintenance and upkeep of the Common Properties and other property owned or maintained by the Association.

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5. To operate without profit and for the sole and exclusive benefit of its members.

#### **ARTICLE IV – POWERS**

In carrying out its purposes, the Association shall have all corporate powers now or hereafter provided by the laws of the State of Florida, including, but not limited to:

1. To purchase, accept, lease, or otherwise acquire title to, and to hold, mortgage, rent, sell or otherwise dispose of, any and all real or personal property related to the purposes or activities of the Association; to make, enter into, perform, and carry out contracts of every kind and nature with any person, firm, corporation, or association; and to do any and all other acts necessary or expedient for carrying on any and all of the activities of the Association and pursuing any and all of the objects and purposes set forth in these Articles of Incorporation and not forbidden by the laws of the State of Florida.
2. To operate and maintain all property of the Association, including all Common Properties subject to this Declaration.
3. To do any and all things necessary, incidental, or desirable to accomplish any and all of the purposes and objectives for which the Association is organized, either alone or in cooperation with other corporations, firms, or individuals, and to carry on any lawful activity necessary or incidental to the accomplishment of the purposes and objectives of the Association.
4. To make and collect assessments against property owners in the Development and use the proceeds thereof in the exercise of its powers and duties, including, but not limited to, the defraying of costs and expenses of carrying out its purposes.
5. To adopt, promulgate, and enforce rules, regulations, bylaws, covenants, restrictions, and agreements in order to effectuate the purposes for which the Association is organized.
6. To do and perform any obligations imposed upon the Association by law or by any permit or authorization for any unit of local, regional, state, or federal government, and to enforce by any

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legal means the provisions of these articles, the Declaration, the by-laws, rules and regulations, and any restrictions affecting the Development.

7. To enforce by any and all lawful means the provisions of these Articles of Incorporation, the Bylaws of the Association which may be hereafter adopted, and the terms and provisions of the Declaration.
8. In general, to have all powers which may be conferred upon a corporation not for profit by the laws of the State of Florida, except as prohibited herein.

#### **ARTICLE V - MEMBERSHIP**

The members of this Association shall consist of all owners of Residential Units that are made subject to the provisions of the Declaration. Owners of such Residential Units shall automatically become members upon acquisition of the fee simple title to their respective Residential Unit.

Rights of such members to vote, hold office as a director or officer of the Association, or otherwise exercise any rights of membership may be limited, as provided in the by-laws, to those persons who have paid all annual dues and assessments and are otherwise in good standing pursuant to the by-laws.

#### **ARTICLE VI - REGISTERED OFFICE AND AGENT**

The initial registered office of the Association is 5625 2<sup>nd</sup> Avenue, Unit 6, Key West, FL 33040. The name of its initial registered agent at such address is Kristine Pabian, who, by signing these Articles of Incorporation, accepts appointment as such and acknowledges that she is familiar with the obligations of that position.

#### **ARTICLE VII - PRINCIPAL OFFICE**

The principal office of the Association is 5625 2<sup>nd</sup> Avenue, Unit 6, Key West, FL 33040 and the mailing address of the Association is the same.

**ARTICLE VIII - BOARD OF DIRECTORS**

The Association shall have a Board of Directors which shall consist of two (2) persons. The names and addresses of the persons who shall serve as initial members are:

<u>NAME:</u>	<u>ADDRESS</u>
ROBERT PABIAN	5625 2 <sup>nd</sup> Avenue, Unit 6 Key West, FL 33040
KRISTINE PABIAN	5625 2 <sup>nd</sup> Avenue, Unit 6 Key West, FL 33040

The Board of Directors shall be elected in the manner provided in the by-laws of the Association.

**ARTICLE IX - ORGANIZATIONAL FORM**

The Association is organized upon a non-stock basis.

**ARTICLE X --DISPOSITION OF ASSETS UPON DISSOLUTION**

No part of the income of the Association shall be distributable to its members, directors, or officers either during the existence of the Association or upon its dissolution; provided, however, that upon dissolution the assets of the Association shall be transferred to a successor entity or to the then property owners in the Development in such a manner as to assure that the Common Properties, and all other property owned by the Association for the benefit of the property owners, shall be used for the benefit of the several property owners in the Development.

**ARTICLE XI - BY-LAWS AND AMENDMENT OF ARTICLES OF INCORPORATION**

By-laws will be adopted and may be amended by the directors or members consistent with these Articles of Incorporation and any declaration of protective covenants and restrictions affecting the Development. Amendments to these Articles of Incorporation may be adopted by the directors or members in the manner permitted by law.

**ARTICLE XII - INITIAL CONTROL BY DECLARANT**

Any other provisions in these articles to the contrary notwithstanding, KWEST, LLC, a Florida limited liability company, or its successors in interest, (herein "Declarant") shall maintain initial control



of the Development until Declarant has relinquished control to this Association, or relinquishes such rights or ceases to be the owner of any tract in the Development.

**ARTICLE XIII - NAME AND ADDRESS OF INCORPORATOR**

The name and address of the incorporator is:

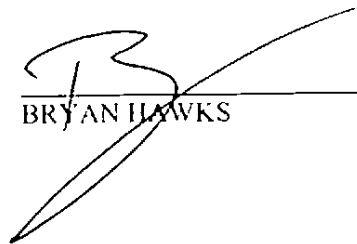
NAME

ADDRESS

BRYAN HAWKS

138 Simonton Avenue  
Key West, FL 33040

IN WITNESS OF, the undersigned incorporator has executed these Articles of Incorporation, this 15<sup>th</sup> day of June, 2017.


 (SEAL)  
BRYAN HAWKS

STATE OF FLORIDA

COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of June, 2017, by BRYAN HAWKS, the incorporator named in the forgoing Articles of Incorporation, who is personally known to me.

(NOTARIAL SEAL)

  
Notary Public, state of Florida  
Tiffany Garcia  
(print of type name)



My Commission Expires: \_\_\_\_\_