

N23000011527

(Requestor's Name)

(Address)

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PICK-UP WAIT MAIL

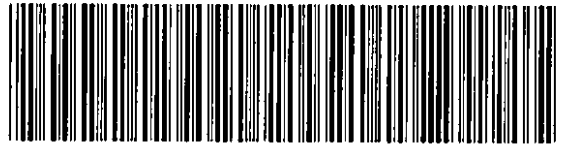
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



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2023 SEP 22 PM 2: 29
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

2023 SEP 22 PM 2: 29

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32301
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

POINCIANA LAKES PLAZA ASSOCIATION INC

Please Debit FCA000000003 For: 70

Thank you Seth Neeley



Signature

Requested by:

Name _____ Date _____ Time _____

Walk-In _____ Will Pick Up _____

- _____ Art of Inc. File _____
- _____ LTD Partnership File _____
- _____ Foreign Corp. File _____
- _____ L.C. File _____
- _____ Fictitious Name File _____
- _____ Trade/Service Mark _____
- _____ Merger File _____
- _____ Art. of Amend. File _____
- _____ RA Resignation _____
- _____ Dissolution / Withdrawal _____
- _____ Annual Report / Reinstatement _____
- _____ Cert. Copy _____
- _____ Photo Copy _____
- _____ Certificate of Good Standing _____
- _____ Certificate of Status _____
- _____ Certificate of Fictitious Name _____
- _____ Corp Record Search _____
- _____ Officer Search _____
- _____ Fictitious Search _____
- _____ Fictitious Owner Search _____
- _____ Vehicle Search _____
- _____ Driving Record _____
- _____ UCC 1 or 3 File _____
- _____ UCC 11 Search _____
- _____ UCC 11 Retrieval _____
- _____ Courier _____

COVER LETTER

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

SUBJECT: POINCIANA LAKES PLAZA 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: John Strzalka
Name (Printed or typed)

20900 NE 30th Ave Ste 307
Address

Aventura, FL 33180
City, State & Zip

305-792-5760
Daytime Telephone number

John@TCIICAPITAL.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
OF
POINCIANA LAKES PLAZA ASSOCIATION, INC.**

In compliance with the requirement of Chapter 617, Florida Statutes, the undersigned has this day voluntarily executed for the purpose of forming a corporation not-for-profit and does hereby certify:

**ARTICLE I
NAME**

The name of the corporation is: **POINCIANA LAKES PLAZA ASSOCIATION, INC.**

**ARTICLE II
PRINCIPAL OFFICE**

The principal place of business and the mailing address of the Association shall be:

20900 NE 30th Ave
Suite 307
Aventura, FL 33180

**ARTICLE III
REGISTERED AGENT**

The street address or the initial registered office of the Association is 20900 NE 30th Avenue, Suite 307, Aventura, FL 33180, and the name of its initial registered agent at such address is **JASON GLASER**.

**ARTICLE IV
DEFINITIONS**

The capitalized terms used in these Articles shall have the same definitions as are given to such terms in the of the Declaration of Easements, Covenants and Restrictions Affecting Land to be recorded in the public records of Osceola County with respect to the Poinciana Lakes Plaza center (the "**Declaration**"). The Declaration is by this reference incorporated into and made a part of these Articles. The Declaration will encumber the real property ("**Property**") described in the Declaration. The Declaration may be amended from time to time in accordance with its terms or for new property to be added to the Property.

**ARTICLE V
PURPOSE AND POWERS OF THE ASSOCIATION**

The Association does not contemplate pecuniary gain or profit to its members. The Association is formed to provide for the improvement, maintenance, preservation, and architectural control of the Property. The Association may, unless otherwise provided by law:

(a) exercise all the powers and privileges and perform all the duties and obligations of the Association as set forth in the Declaration, as it may be amended from time to time, applicable to the Property;

(b) affix, levy, collect, and enforce payment by any lawful means of all liens, charges, fines, or assessments under the terms of the Declaration and the Bylaws, pay all expenses in connection therewith and pay all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the Property of the Association, including without limitation expenses for the maintenance, operation, and repair of the surface water or storm water management system or to discharge any duty or obligation under any governmental permit;

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon,

operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money and mortgage, pledge, convey by deed of trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Areas (as defined in the Declaration) to any municipality, public agency, authority or utility for the purpose of providing and maintaining utility or cable service to the Property;

(f) waive minor violations (as determined by the Board of Directors) of any one or more of the provisions of the Declaration;

(g) operate, maintain and manage the surface water or storm water management system(s) or other Association facilities or subdivision improvements in a manner consistent with applicable permit requirements and applicable rules, or other governmental permits or laws and regulations and shall assist in the enforcement of declarations and covenants relating to the surface water or storm water management system or any other governmental permit or approval;

(h) levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system; and

(i) have and exercise any and all powers, rights and privileges that a corporation organized under the laws of Florida applicable to corporations not for profit may now or hereafter have or exercise.

ARTICLE VI MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by 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 may not be separated from ownership of a Lot which is subject to assessment by the

Association.

**ARTICLE VII
VOTING RIGHTS**

An Owner of a Lot shall be entitled to the number of votes pertaining to such Lot owned by the Owner, as set forth in the table below:

Lot	Votes
Lot 1	31.763
Lot 2	44.599
Outparcel Lot 3	3.071
Outparcel Lot 4	3.295
Outparcel Lot 5	5.246
Outparcel Lot 6	4.318
Outparcel Lot 7	3.838
Outparcel Lot 8	3.870
TOTAL	100.00

**ARTICLE X
DISSOLUTION**

The Association may be dissolved with the assent of not less than one hundred percent (100%) of the voting interests. Upon dissolution of the Association, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which the Association was created. In the event that acceptance of the dedication is refused, the assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization devoted to similar purposes. No such disposition or Association assets shall be effective to divest or diminish any right or title of

any member vested in the member under the Declaration. unless made in accordance with the Declaration.

**ARTICLE XI
AMENDMENT**

The Association reserves the right to amend these Articles of Incorporation in accordance with its Bylaws. The initial Bylaws shall be adopted by the Board of Directors who shall have the power to alter, amend or repeal the Bylaws or adopt new Bylaws.

**ARTICLE XII
TERM**

The term of the Association shall be perpetual or until such a time as the not for profit corporation is dissolved under Article X.

**ARTICLE XIII
INDEMNIFICATION**

Every Director and every Officer of Association serving the Association at its request shall be indemnified by the Association against all claims, damages, expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed on the person in connection with any proceeding or any settlement of any proceeding to which the officer or director may be a party or in which the officer or director may become involved by reason of being, or having been a director or officer of the Association. or by reason of having served the Association at its request, whether or not he or she continues to serve as a director or officer or member serving Association at the time the claims, damages, expenses or liabilities are incurred, except when the director. officer or member serving Association is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided that in the event of a settlement before entry of judgment, the indemnification shall apply only when the board of directors approve the settlement and

reimbursement as being in the best interest of Association. This right of indemnification shall be in addition to and not exclusive of all other rights to which the director, officer or member serving Association may be entitled.

**ARTICLE XIV
INCORPORATOR**

The name and street address of the incorporator is:

Name: John Strzalka
Address: 20900 NE 30th Ave, Suite 307
Aventura, FL 33180

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of Florida, the undersigned, constituting the incorporator of this Association, has executed these Article of Incorporation this 22nd of September 2023.

By: 
John Strzalka, Incorporator

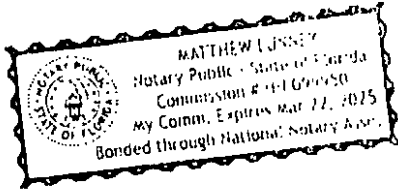
[ACKNOWLEDGMENT ON FOLLOWING PAGE]

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence, this 22nd day of September 2023 by John Strzalka. He is personally known to me or has produced a driver's license as identification.

[NOTARIAL SEAL]



Signature: Matthew L. Jolley

Name: Matthew L. Jolley

Title: Notary

Commission No.: 03/22/25 H11099950

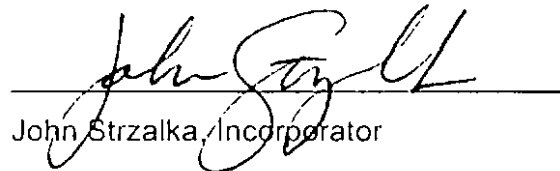
My Commission Expires: 03/22/25

**CERTIFICATE DESIGNATING PLACE OF BUSINESS
OF DOMICILE FOR THE SERVICE OF PROCESS WITHIN FLORIDA,
NAMING AGENT UPON WHOM PROCESS MAY BE SERVED**

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:

FIRST: POINCIANA LAKES PLAZA ASSOCIATION, INC., WITH ITS PRINCIPAL PLACE OF BUSINESS AT 20900 NE 30TH AVE, SUITE 307, CITY OF AVENTURA, STATE OF FLORIDA 33180, HAS NAMED **JASON GLASER**, LOCATED AT 20900 NE 30TH AVE, SUITE 307, CITY OF AVENTURA, STATE OF FLORIDA 33180, AS ITS AGENT TO ACCEPT SERVICE OF PROCESS.

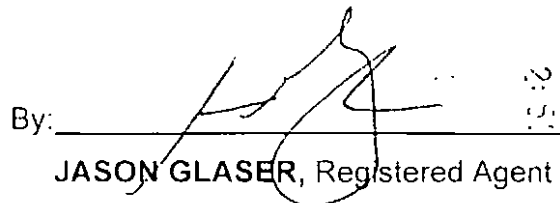
DATED: September 22, 2023.



John Strzalka, Incorporator

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE- STATED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

DATED: September 22, 2023.

By: 

JASON GLASER, Registered Agent