

# N95000001168

CORAL LAKE HOME OWNERS  
AND RESIDENT ASSOC  
4701 Lyons Road # 74  
COCONUT CREEK, FL 33073  
(City, State, Zip) (Filing #)

OFFICE USE ONLY

RECEIVED  
MAY 13 11:11  
STATE

CORPORATION NAME(S) & DOCUMENT NUMBER(S) (if known):

1. \_\_\_\_\_  
(Corporation Name) (Document #)
2. \_\_\_\_\_  
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3. \_\_\_\_\_  
(Corporation Name) (Document #)
4. \_\_\_\_\_  
(Corporation Name) (Document #)

- Walk in     Pick up time \_\_\_\_\_     Certified Copy  
 Mail out     Will wait     Photocopy     Certificate of Status

NEW FILINGS	
<input type="checkbox"/>	Profit
<input type="checkbox"/>	NonProfit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

AMENDMENTS	
<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

OTHER FILINGS	
<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

REGISTRATION/ QUALIFICATION	
<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

W95-4755  
513,613

3-3

Examiner's Initials **KAN**



FLORIDA DEPARTMENT OF STATE  
Sandra B. Mortham  
Secretary of State

March 3, 1995

JULIE GOUVEIA  
4701 LYONS ROAD, #74  
COCONUT CREEK, FL 33073

SUBJECT: CORAL LAKE HOME OWNERS AND RESIDENT ASSOCIATION  
Ref. Number: W95000004755

We have received your document for CORAL LAKE HOME OWNERS AND RESIDENT ASSOCIATION and your check(s) totaling \$122.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name of the corporation must contain a corporate suffix. This suffix may be: CORPORATION, CORP., INCORPORATED, or INC. Sections 617.0401(1)(a) and 617.1506(1), Florida Statutes, prohibits the use of the word COMPANY or CO. in the name of a non-profit corporation.

The person designated as registered agent in the document and the person signing as registered agent must be the same.

Please return 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 (904) 487-6915.

Kevin Nickens  
Document Specialist

Letter Number: 495A00009582

ARTICLES OF INCORPORATION

FILED  
CLERK OF STATE  
CORPORATIONS

OF

93 MAR 13 AM 11:11

A Florida Corporation Not For Profit.

ARTICLE I

The name of the corporation is Coral Lake Home Owners and Resident Association, Incorporated

ARTICLE II

This corporation is organized pursuant to the Corporations Not For Profit Law of the State of Florida, set forth in Part One of Chapter 617 and Chapter 723 Florida Statutes.

ARTICLE III

(a) The specific and primary purpose for which this corporation is organized is for the educational, cultural, and social advancement of Tenants of Coral Lake Mobile Home Community.

(b) This corporation is organized and operated exclusively for pleasure, educational, cultural, and other nonprofit purposes, and no part of any net earnings shall incurr to the benefit of any member, director or officer.

(c) This corporation shall have and exercise all rights and powers conferred upon corporations under the laws of the State of Florida, 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 subparagraphs (a) through (c) of this article.

(d) This corporation has the power to negotiate for, acquire, and operate the mobile home park on behalf of the mobile home owners. In the event of acquisition, the corporation shall, by majority vote, dictate the type of ownership (i.e., condominium, cooperative, etc.) and thereupon proceed to convert to said dictate, forthwith. Upon acquisition of the property, the corporation shall be the entity that creates a condominium or offers cooperative shares for sale or lease in the Ordinary course of business or, if the home owners choose a different form of ownership, the entity that owns the record interest in the property and that is responsible for the operation of the property.

(e) The corporation may contract, sue, or be sued with respect to the exercise or non-exercise of its powers. For these purposes, the powers of the association include, but are not limited to, the maintenance, management, and operation of the park property. The association may institute, maintain, settle or appeal actions or hearings

in its name on behalf of all home 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. If the association has the authority to maintain a class action. Nothing herein limits any statutory or common law right of any individual home owner or class of home owners to bring any action which may otherwise be available.

(f) The powers and duties of the association include those set forth in this section and those set forth in the articles of incorporation and bylaws, and any recorded declarations or restrictions encumbering the park property, if not inconsistent with this chapter.

(g) The association has the power to make and collect assessments and to lease, maintain, repair, and replace the common areas upon purchase of the mobile home park.

(h) The association shall maintain accounting records in the county where the property is located, according to good accounting practices. The records shall be open to inspection by association members or their authorized representatives at reasonable times and written summaries of such records shall be supplied at least annually to such members or their authorized representatives. Failure of the association to permit inspection of the association's accounting records by members or their authorized representatives entitles any person prevailing in an enforcement action to recover reasonable attorney's fees from the person in control of the books and records who, directly or indirectly, knowingly denies access to the books and records for inspection. The records shall include, but shall not be limited to:

(1) A record of all receipts and expenditures.

(2) An account for each member, designating the name and current mailing address for the member, the amount of each assessment, the dates and amounts in which the assessments come due, the amount paid upon the account, and the balance due.

(i) The association has the power to purchase shares in the park and to acquire and hold, lease, mortgage, and convey them.

(j) The association shall use its best efforts to obtain and maintain adequate insurance to protect the association and the park property upon purchase of the

mobile home park. A copy of each policy of insurance in effect shall be made available for inspection by owners at reasonable times.

(k) The association has the authority without the joinder of any home owners, to modify or move or create any easement for ingress and egress or for the purposes of utilities if the easement constitutes part of or crosses the park property upon purchase of the mobile home park. This subsection does not authorize the association 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 this subsection affects the rights of ingress or egress of any member of the association.

#### ARTICLE IV

This corporation shall have a perpetual existence.

#### ARTICLE V

The names and residences of the subscribers to these articles of incorporation are:

<u>Name:</u>	<u>Address:</u>
Julie Gouveia	4701 Lyons Road #74, Coconut Creek, FL 33073
Wayne Ray	4701 Lyons Road #204, Coconut Creek, FL 33073
Jessy Duhaime	4701 Lyons Road #160, Coconut Creek, FL 33073
Jeanmarie Maness	4701 Lyons Road #92, Coconut Creek, FL 33073
Georges Duhaime	4701 Lyons Road #160, Coconut Creek, FL 33073

#### ARTICLE VI

Meetings of the Board of Directors shall be open to all members, and notice of meetings shall be posted in a conspicuous place upon the park property at least 48 hours in advance, except in an emergency. Notice of any meeting in which assessments against members are to be considered for any reason shall specifically contain a statement that assessment will be considered and the nature of any such assessment.

There shall be five members of the initial Board of Directors of the corporation. The names and addresses of the persons who are to serve as Directors until the first election thereof are as follows:

<u>Name:</u>	<u>Address:</u>
Julie Gouveia	4701 Lyons Road #74, Coconut Creek, FL 33073
Wayne Ray	4701 Lyons Road #204, Coconut Creek, FL 33073
Jessy Duhaime	4701 Lyons Road #160, Coconut Creek, FL 33073
Jeanmarie Maness	4701 Lyons Road #92, Coconut Creek, FL 33073
Georges Duhaime	4701 Lyons Road #160, Coconut Creek, FL 33073

#### ARTICLE VII

The affairs of the corporation are to be managed by a President, a Vice President, a Secretary, and a Treasurer. Such officers will be elected annually in the manner provided in the By-Laws of the Corporation. The names of the persons who are to serve as officers until the first election of officers under these Articles of Incorporation are as follows:

<u>Name:</u>	<u>Title:</u>
Julie Gouveia	President
Wayne Ray	Vice-President
Georges Duhaime	Second Vice-President
Jessy Duhaime	Treasurer
Jeanmarie Maness	Secretary

#### ARTICLE VIII

The corporation shall have members. The qualifications for membership in this corporation shall be as follows:

Home owners of Coral Lake Mobile Home Community whose interests and concerns are the educational, cultural and social advancement of home owners of Coral Lake Mobile Home Community.

Qualified persons may be admitted to membership in the corporation in the following manner:

Selection by the admissions committee. Then the majority vote from the membership for final approval.

#### ARTICLE IX

(l) Board of Directors. The powers of this corporation shall be executed, its properties controlled, and its affairs conducted by a board of not less than five directors. The number of directors here provided for may be changed by a bylaw duly adopted by the members entitled to vote. Directors shall be elected annually by a majority vote of the membership.

(m) Elective Officers. The officers of this corporation shall be a President, Vice-President, Secretary and Treasurer. Other offices and officers may be established or appointed by members of this corporation at any regular annual meeting. The qualifications, the time and manner of electing or appointing, the duties of, the terms of office, and the manner of removing officers shall be as set forth in the bylaws.

#### ARTICLE X

(a) Location of Registered Office; identification of Registered office in

the State of Florida is:

4701 Lyons Road, Coconut Creek, Florida 33073

(b) The name of this corporation's initial registered agent at the above address is:

Julie Gouveia  
4701 Lyons Road #74  
Coconut Creek, Florida 33073

ARTICLE XI

Bylaws will be hereinafter adopted at the first meeting of the board of directors. Such bylaws may be amended or repealed, in whole or in part, by the directors in the manner provided therein. Any amendments to the bylaws shall be binding on all members of this corporation.

ARTICLE XII

Amendments to these articles of incorporation may be proposed by a resolution adopted by the board of directors and presented to a quorum of members for their vote. Amendments may be proposed and adopted in the manner provided in the Bylaws of the Corporation.

Executed by the undersigned at 4701 Lyons Rd #178 <sup>Coconut Crk.</sup> Fl.  
this 25 day of February, 1995.

Julie Gouveia, President

Walter ... Vice President

George ... 2nd Vice President

John ... Secretary

Albano ... Treasurer

STATE OF FLORIDA :  
SS

COUNTY OF BROWARD :

Before me personally appeared Julie Gouveia, Walter ...  
George ... John ... Albano ...

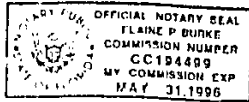
to

me well known and known by me to be the individuals described herein and who executed the foregoing Articles of Incorporation, and acknowledge before me that they executed the same for the purposes therein expressed.

Witness my hand and official seal in the County and State named above this 25th day of February, 1985.

John H. ...  
Reg Agent

The abovesigned hereby acknowledges and accepts his/her foregoing designation as initial registered agent of the corporation.

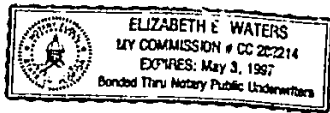


Elaine P. Burke  
NOTARY PUBLIC  
ELAINE P. BURKE

STATE OF FLORIDA :  
COUNTY OF BROWARD : SS

Before me personally appeared JAMES ... to me well known and known by me to be the individual described here and who executed the foregoing acknowledgment and acceptance of his/her designation as initial registered agent for the corporation described in the foregoing Articles of Incorporation, and acknowledged before me that he/she executed same for the purposes therein expressed.

Witness my hand and official seal in the County and State named above this 7 day of March, 1985.



Elizabeth E. Waters  
NOTARY PUBLIC