

N0600000 4155

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

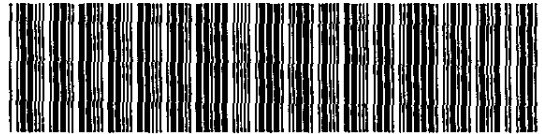
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



700070371807

04/14/06--01062--001 **122.50

FILED
06 APR 13 PM 4:25
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

April 10, 2006

Enclosed is Lowe's City HOA Articles of Incorporation and a check for the following:

Filing of Articles of Incorporation	\$ 35.00
Filing of Designation of Registered And Registered Office	\$ 35.00
A Receipt for Certified Copy of Articles of Incorporation	<u>\$ 52.50</u>
Total Amount of check	\$122.50

Please return certified copy of Articles of Incorporation to:

Jo A. Arthur/President
Lowe's City HOA
5200 28th St. No. Lot 643
St. Petersburg, FL 33714

Thank you.

FILED

ARTICLES OF INCORPORATION APR 13 PM 4:25
OF

Lowe's City HOA, Inc.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, being not less than two-thirds of all of the mobile home owners of Lowe's City HOA, Inc., for the purpose of forming a nonprofit corporation under Florida Statutes Chapter 617, do hereby make and adopt the following Articles of Incorporation:

ARTICLE I.
NAME

The name of the corporation is "Lowe's City HOA, Inc."

ARTICLE II.
NOT FOR PROFIT

The Corporation is a nonprofit corporation under the laws of the State of Florida. The Corporation is not formed for pecuniary profit. No part of the income or assets of the Corporation is distributable to or for the benefits of its Members, Directors or Officers, except to the extent permissible under law.

ARTICLE III.
PURPOSES

The Corporation is organized and shall be operated exclusively as a non-stock organization for the following purposes:

- (a) To establish an association of homeowners of mobile homes located at 5200 28th St. No. St. Petersburg, FL 33714 [Lowe's City HOA, Inc.] in Pinellas County, Florida;
- (b) In order to exercise the rights provided in Florida Statutes 723.071 including, but not limited to, exercising its right to negotiate for, acquire and operate the mobile home park of Lowe's City on behalf of the mobile home owners;
- (c) In order to exercise its right to convert the mobile home park to a condominium, a cooperative form of ownership, or other type of ownership pursuant to Florida law;
- (d) To exercise and engage in any other powers or business of mobile home park associations as permitted by Florida law;
- (e) To engage in any lawful activities which are in furtherance of the purposes of the Corporation as described herein; and
- (f) 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 nature without limitation as to its amount or value, and to hold, invest, reinvest, manage, use, apply, employ, sell, expend, disburse, lease, mortgage, convey, option, donate or otherwise dispose of such property and the income, principal and proceeds of such property, for any of the purposes set forth herein, and to do such other things as are incidental to the purposes of the Corporation or necessary or desirable in order to accomplish them.

**ARTICLE IV.
DURATION AND TIME AND DATE OF COMMENCEMENT**

The duration of the Corporation is perpetual, and the Corporation shall commence at the time and date of filing of these Articles with the Secretary of State.

**ARTICLE V.
LIMITATION**

No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its Members, trustees 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 III (Purposes) hereof.

**ARTICLE VI.
MEMBERS**

The Corporation shall have Members who shall have all rights and privileges of voting members of the Corporation. The qualification for members and the manner of their admission shall be as stated in the bylaws. The names of the initial Members are as listed on Exhibit "A".

**ARTICLE VII.
INITIAL REGISTERED OFFICE AND AGENT**

The street address of the Initial Principal and Registered Office of the Corporation is 4000 24th St. No. Lot 1415, St. Petersburg, FL 33714, and the name of its initial Registered Agent is David Sheppard.

**ARTICLE VIII.
INITIAL BOARD OF DIRECTORS**

The management of the Corporation shall be vested in a Board of Directors. The number of Directors constituting the initial Board of Directors is eight (8). 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 (3). The Members of the Corporation shall elect the Directors as provided in the bylaws. The initial Directors are:

<u>NAME</u>	<u>ADDRESS</u>
Jim Hays	5200 28 th St. N Lot 530, St. Petersburg, FL 33714
Estelle Greenslade	5200 28 th St. N Lot 426, St. Petersburg, FL 33714
Carl Wilkinson	5200 28 th St. N Lot 639, St. Petersburg, FL 33714
Audrey Larson	5200 28 th St. N Lot 619, St. Petersburg, FL 33714
Nancy Bishop	5200 28 th St. N Lot 434, St. Petersburg, FL 33714
Henry Maynard	5200 28 th St. N Lot 148, St. Petersburg, FL 33714
Pat Carta	5200 28 th St. N Lot 328, St. Petersburg, FL 33714
Ed Trudell	5200 28 th St. N Lot 433, St. Petersburg, FL 33714

**ARTICLE IX.
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. Officers are elected by the membership of the HOA. (and removed by the membership of the HOA) at such time and in such manner as may be prescribed in the Bylaws. The name and address of each initial Officer of the Corporation is as follows:

	<u>NAME</u>	<u>ADDRESS</u>
President:	Jo A. Arthur	5200 28 th St. N Lot 643, St. Petersburg, FL 33714
Vice President:	James Callahan	5200 28 th St. N Lot 622, St. Petersburg, FL 33714
Secretary:	Carol Levey	5200 28 th St. N Lot 633, St. Petersburg, FL 33714
Treasurer:	Jean Pileggi	5200 28 th St. N Lot 429, St. Petersburg, FL 33714

**ARTICLE X.
INCORPORATORS**

The name and address of the Incorporator is as follows:

<u>NAME</u>	<u>ADDRESS</u>
Jo A. Arthur/President	5200 28 th St. N. Lot 643, St. Petersburg, FL 33714

**ARTICLE XI.
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. The bylaws shall conform with provisions of Florida Statutes 723.078, and other applicable laws.

**ARTICLE XII.
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. The Articles of Incorporation may be amended in accordance with the provisions of the laws of the State of Florida, as amended from time to time, unless more specific provisions for amendments are adopted by the Corporation pursuant to law.

**ARTICLE XIII.
INDEMNIFICATION**

The Corporation shall indemnify each Officer and Director, including the former Officers and Directors, to the fullest extent permitted by the laws of the State of Florida.

**ARTICLE XIV.
NONSTOCK BASIS**

This Corporation is organized on a nonstock basis. This Corporation shall not issue shares of stock.

IN WITNESS WHEREOF, the undersigned has signed these Articles of Incorporation on this 3 day of April, 2006

[Signature]
Incorporator

4-3-06

STATE OF FLORIDA
COUNTY OF Duval

BEFORE ME, personally came and appeared Jo Ann Arthur, to me personally known [or, if not personally known, produced drivers license as identification], and known to me to be the person(s) described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 3 day of April, 2006, in the aforesaid State and County.

[Signature]



NOTARY PUBLIC
STATE OF FLORIDA

My Commission expires:

ACCEPTANCE BY REGISTERED AGENT

The undersigned, DAVID A SHEPPARD, hereby accepts the appointment as registered agent of the Lowe's City HOA, Inc. which is contained in the foregoing Articles of Incorporation.

Dated this 4 day of April, 2006

[Signature]

DAVID A. SHEPPARD [Name]

LOWE'S CITY H.O.A.

FEBRUARY 2006

STATE OF FLORIDA