

N07000004504

(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



300099809513

05/03/07--01049--010 **78.75

FILED

07 MAY -3 PM 4:12

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1/11

ARTICLES OF INCORPORATION

OF

1110 FLEMING STREET CONDOMINIUM ASSOCIATION, INC.

FILED

07 MAY -3 PM 4:12

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, by these Articles, hereby form this not-for-profit corporation under the laws of the State of Florida, pursuant to Chapter 718, Florida Statutes, and certify as follows:

ARTICLE I

NAME

The name of the corporation shall be 1110 FLEMING STREET CONDOMINIUM ASSOCIATION, INC. For convenience, the Corporation shall be referred to in this instrument as "the Association".

ARTICLE II

PURPOSES AND POWERS

The Association does not contemplate pecuniary gain or profit to the members thereof. The specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the condominium units and common elements within that certain Condominium more particularly described in the Declaration of Condominium for 1110 FLEMING STREET CONDOMINIUM (hereinafter, the "Declaration of Condominium"), and to promote the health, safety and welfare of the residents within the Condominium and any additions. In order to effectuate these purposes, the Association shall have the power to exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration of Condominium, which powers and privileges include, but are not limited to, the following:

1. To fix, levy, collect, and enforce payment by any lawful means all appropriate charges or assessments;
2. To pay all expenses incident to the conduct of the business of the Association, including all licenses, taxes and governmental charges levied or imposed against the Common Elements;
3. To 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 the Common Elements on behalf of the membership of the Association;
4. To borrow money and mortgage, pledge, or hypothecate any or all of the Common Elements as security for money borrowed or debts incurred;

1. Notice of the subject matter of a proposed amendment and of the meeting at which a proposed amendment is considered, and said notice shall be made as required by the By-Laws.
2. A resolution for the adoption of a proposed amendment may be proposed either by the Board or by a majority of the voting members. Administrators and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided that such approval is delivered to the Secretary at or prior to the meeting. Such amendments must be approved by not less than sixty-seven percent (67%) of the votes of the voting members.

ARTICLE IX TERM

The term of the Association shall be perpetual.

ARTICLE X DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than seventy-five percent (75%) of the voting members. Upon dissolution of the Association, other than incident to a merger or consolidation, 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 such dedication shall be refused acceptance, such assets shall be granted, conveyed and assigned to any Florida profit or Florida non-profit corporation to be devoted to such similar purposes.

ARTICLE XI SUBSCRIBERS

The name and address of the subscriber of these Articles of Incorporation is as follows:

DIANE T. COVAN

1901 Fogarty Avenue, Suite 1, Key West, FL 33040

ARTICLE XII MISCELLANEOUS

- A. Developer's Rights. No amendment of these Articles of Incorporation or the By-Laws shall change Developer's rights and privileges as set forth in the Declaration of Condominium without Developer's prior written approval so long as Developer owns any Unit.
- B. Stock. The Association shall issue no shares of stock of any kind or nature

1. Notice of the subject matter of a proposed amendment and of the meeting at which a proposed amendment is considered, and said notice shall be made as required by the By-Laws.
2. A resolution for the adoption of a proposed amendment may be proposed either by the Board or by a majority of the voting members. Administrators and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, provided that such approval is delivered to the Secretary at or prior to the meeting. Such amendments must be approved by not less than sixty-seven percent (67%) of the votes of the voting members.

ARTICLE IX
TERM

The term of the Association shall be perpetual.

ARTICLE X
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than seventy-five percent (75%) of the voting members. Upon dissolution of the Association, other than incident to a merger or consolidation, 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 such dedication shall be refused acceptance, such assets shall be granted, conveyed and assigned to any Florida profit or Florida non-profit corporation to be devoted to such similar purposes.

ARTICLE XI
SUBSCRIBERS

The name and address of the subscriber of these Articles of Incorporation is as follows:

DIANE TOLBEERT COVAN 1901 Fogarty Avenue, Suite 1, Key West, FL 33040

ARTICLE XII
MISCELLANEOUS

- A. Developer's Rights. No amendment of these Articles of Incorporation or the By-Laws shall change Developer's rights and privileges as set forth in the Declaration of Condominium without Developer's prior written approval so long as Developer owns any Unit.
- B. Stock. The Association shall issue no shares of stock of any kind or nature

whatsoever.

- C. Severability. Invalidation of any one or more of the provisions hereof shall in no way affect any other provisions, which shall remain in full force and effect.
- D. Principal Office, Registered Office and Registered Agent. The initial principal office shall be 1110 Fleming Street, Key West, FL 33040. The initial registered office of the Association shall be: 1901 Fogarty Avenue, #1, Key West, FL 33040. The initial registered agent at that address shall be Diane T. Covan, 1901 Fogarty Avenue, #1, Key West, FL 33040.

IN WITNESS WHEREOF, the subscriber has affixed her signature this 1st day of May, 2007.


DIANE TOLBERT COVAN

STATE OF FLORIDA)
) ss.
COUNTY OF MONROE)

07 MAY -3 PM 4:12
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

BEFORE ME, the undersigned authority, a notary public, authorized to administer oaths in the State of Florida, personally appeared, DIANE TOLBERT COVAN, who is personally known to me.

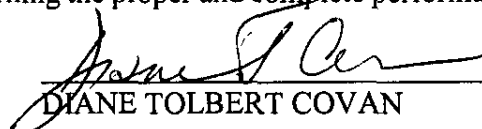

Notary Public, State of Florida At Large
My Commission Expires: 3/22/2011

NOTARY SEAL



ACKNOWLEDGMENT BY REGISTERED AGENT

Having been named to accept service of process for the above-named corporation at the place designated in these Articles, I hereby agree to act in such capacity and agree to comply with the provisions of all applicable statutes concerning the proper and complete performance of my duties.


DIANE TOLBERT COVAN

Dated: 5-1-07