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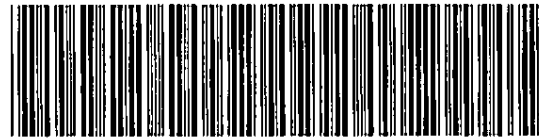
(Business Entity Name)

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Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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ATLANTA, GEORGIA

OCT 05 2017

K. Brumbley

## COVER LETTER

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

**SUBJECT:** WINTER GARDEN TRAILER CITY HOMEOWNERS ASSOCIATION, INC.  
**(PROPOSED CORPORATE NAME – MUST INCLUDE SUFFIX)**

Enclosed are an original and one (1) copy of the articles of incorporation and a check for:

☐ \$70.00      ☐ \$78.75  
Filing Fee      Filing Fee  
                         & Certificate of Status

<input checked="" type="checkbox"/> \$78.75 Filing Fee & Certified Copy	<input type="checkbox"/> \$87.50 Filing Fee, Certified Copy & Certificate of Status
<b>ADDITIONAL COPY REQUIRED</b>	

**FROM:** LEE JAY COLLING & ASSOC. P.A.  
\_\_\_\_\_  
Name (Printed or typed)

529 VERSAILLES DRIVE, S/103  
\_\_\_\_\_  
Address

MAITLAND, FL 32751  
\_\_\_\_\_  
City, State & Zip

(407) 834-7500  
\_\_\_\_\_  
Daytime Telephone number

LEEJAYCOLLING@EMAIL.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**

**WINTER GARDEN TRAILER CITY  
HOMEOWNERS ASSOCIATION, INC.  
A Not-For-Profit Florida Corporation**

*I, the undersigned, for the purposes of forming a Not-for-Profit corporation under the laws of the State of Florida, and in compliance with the requirements of Chapter 617 and Chapter 723, Florida Statutes, hereby certify as follows:*

**ARTICLE I  
NAME**

*The name of this corporation is:*

**WINTER GARDEN TRAILER CITY  
HOMEOWNERS ASSOCIATION, INC.**

*The principal office address is: 3 Holly Drive, Winter Garden, FL 34787*

**ARTICLE II  
REGISTERED AGENT and  
REGISTERED OFFICE**

*The name of the Registered Agent of this corporation at the address of the registered office is:*

**Linda Dorman**

*The street address of the registered office of this corporation is:*

**25 June Ellen Lane  
Winter Garden, FL 34787**

**ARTICLE III  
NON-STOCK BASIS**

*This corporation shall be organized on a non-stock basis and shall not issue shares of stock. The term of the corporation shall be perpetual.*

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AT TALLAHASSEE, FLORIDA

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L. C. D.

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#### **ARTICLE IV MEMBERSHIP**

*The qualification of members and the manner of their admission to the corporation shall be regulated by the By-Laws. More than two-thirds of the mobile home owners in Trailer City Mobile Home Park ("Park") located in Winter Garden, FL, Orange County, Florida, have consented in writing to become members of the corporation.*

#### **ARTICLE V PURPOSE AND POWERS**

*This corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific and primary purposes for which this corporation is formed are:*

- A. To represent the mobile home owners in the park, their successors and assigns, pursuant to the provisions of Chapter 723, Florida Statutes.*
- B. To negotiate for, acquire and operate the mobile home park on behalf of the mobile home owners.*
- C. To convert the mobile home park, to a cooperative, or other type of ownership. The Association shall be the entity that creates a cooperative for the purpose of offering cooperative units for sale or lease in the ordinary course of business, or, if the homeowners 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.*
- D. To 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, those enumerated in Chapters 617 and 723, Florida Statutes, and set forth in the By-laws.*
- E. To institute, maintain, settle, or appeal actions or hearings in its name on behalf of all home owners concerning matters of common interest, pursuant to Chapter 723, Florida Statutes, Rule 1.222, Florida Rules of Civil Procedure, as may be amended, and other applicable laws or rules. In addition, the corporation shall have all the powers specified in Sections 617.0302 and 617.0303, Florida Statutes, or its successor statutes.*
- F. To make and collect assessments and to purchase, lease, maintain, and replace the common areas upon purchase of the mobile home park.*
- G. To purchase lots in the park and to acquire and hold, lease, mortgage and convey the property.*

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- H. 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.
- I. To conduct Bingo games, as provided in Chapter 849.093, Florida Statutes, or its successor statute.
- J. For the advancement of charitable purposes by the distribution, if possible, of its funds for such purposes.
- K. To operate, if applicable, in such manner as will qualify it as an Exempt organization under Section 501( c) of the Internal Revenue Code, as amended, or under any corresponding provisions of any subsequent Federal tax laws covering the distributions to organizations qualified as tax exempt organizations under the Internal Revenue Code, as amended.
- L. To transact all lawful business and to do such other things as are incidental, necessary or desirable to accomplish the foregoing.

#### **ARTICLE VI DIRECTORS**

*The Powers of this corporation shall be exercised, its properties controlled and its affairs conducted by a Board of Directors, consisting of not less than three (3) persons. The number of initial directors of the corporation shall be four (4); provided however, that such number may be changed by a By-Law duly adopted.*

*The initial directors named herein as the first Board of Directors shall hold office until the first annual meeting of the membership to be held on the 15<sup>th</sup> day of January, 2018, at which time an election of directors shall be held for said directors. The manner in which the Directors shall be elected shall be determined in the By-Laws.*

*The names and addresses of the initial Board of Directors of this corporation are as follows:*

#### **NAME and ADDRESS**

<b>MICHAEL TAYLOR</b>	<b>18 TEMPLE DRIVE</b>	<b>WINTER GARDEN, FL 34787</b>
<b>LINDA DORMAN</b>	<b>25 JUNE ELLEN LANE</b>	<b>WINTER GARDEN, FL 34787</b>
<b>DWAYNE FARRAR</b>	<b>3 HOLLY DRIVE</b>	<b>WINTER GARDEN, FL 34787</b>
<b>JIM ROGERS</b>	<b>36 JUNE ELLEN LANE</b>	<b>WINTER GARDEN, FL 34787</b>

**ARTICLE VII  
INCORPORATOR**

*The name and address of the Incorporator signing these Articles of Incorporation is:*

**LINDA DORMAN  
25 JUNE ELLEN LANE  
WINTER GARDEN, FL 34787**

**ARTICLE VIII  
AMENDMENT OF ARTICLES**

*These Articles of Incorporation shall be amended by the majority vote of the Board of Directors at a special meeting of the Board of Directors.*

**ARTICLE IX  
AMENDMENT OF BY-LAWS**


*The initial By-Laws of this corporation shall be adopted by the Board of Directors at a special meeting of the Board of Directors. The power to alter, amend or repeal the By-laws, or adopt new By-laws, shall be vested in the Board of Directors.*

**ARTICLE X  
DISSOLUTION OF THE CORPORATION**

*Dissolution of this corporation may be proposed by resolution adopted by the Board of Directors and presented to a quorum of the members for their vote in the manner set forth in the By-Laws of this corporation.*

*The undersigned, being the Incorporator of this corporation, for the purpose of forming this not-for-profit corporation under the laws of the State of Florida, have executed these Articles of Incorporation this 30 day of August, 2017.*

**INCORPORATOR:**

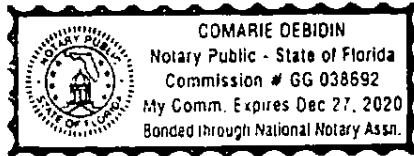
  
**Linda Dorman**

**STATE OF FLORIDA  
COUNTY OF ORANGE**

**BEFORE ME, the undersigned authority, this day personally appeared Linda Dorman, the person described in and who executed the foregoing instrument, and who being first duly sworn and under oath acknowledged, before me, that she has read the foregoing Articles of Incorporation, and that the statements contained therein are true and correct.**

☒ Affiant provided her Florida Driver's License as identification.

SWORN TO and subscribed before me this 30<sup>th</sup> day of August, 2017



Comarie Debidin  
Signature of Notary Public  
My commission expires: Dec 27, 2020

**ACCEPTANCE BY REGISTERED AGENT**

The undersigned is familiar with and hereby accepts the duties and responsibilities as Registered Agent of **WINTER GARDEN TRAILER CITY HOMEOWNERS ASSOCIATION, INC.**, which is contained in the foregoing Articles of Incorporation.

Dated this 30 day of August, 2017.

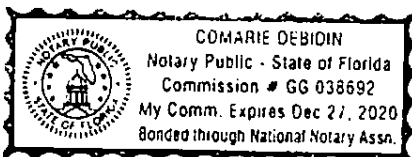
Linda Dorman  
Linda Dorman  
Registered Agent

**STATE OF FLORIDA  
COUNTY OF ORANGE**

BEFORE ME, the undersigned authority, this day personally appeared **Linda Dorman**, the person described in and who executed the foregoing instrument, and who being first duly sworn and under oath acknowledged, before me, that she has read the foregoing Acceptance by Registered Agent, and that the statements contained therein are true and correct.

☒ Affiant provided her Florida Driver's License as identification.

SWORN TO and subscribed before me this 30<sup>th</sup> day of August, 2017.



Comarie Debidin  
Signature of Notary Public  
My commission expires: Dec 27, 2020