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FLORIDA PROFIT/NON PROFIT CORPORATION
Fairmont of DeSoto Homeowners Association, Inc.

Certificate of Status	0
Certified Copy	0
Page Count	04
Estimated Charge	\$70.00

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**ARTICLES OF INCORPORATION
OF
FAIRMONT OF DESOTO HOMEOWNERS ASSOCIATION, INC.
A Florida Not-For-Profit Association**

ARTICLE I. NAME

The name of this corporation is FAIRMONT OF DESOTO HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Association (the "Association").

ARTICLE II. PRINCIPAL OFFICE

The street address of the principal office of the corporation is 121 N. 10th Avenue, Arcadia, Florida 34266. The Board of Directors may from time to time move the principal office to any other address in DeSoto County, Florida.

ARTICLE III. PURPOSES AND POWERS

The purposes and powers of the Association are:

(A) To provide an entity for the operation of the real property as set forth in the Declaration of Covenants, Conditions, and Restrictions for Fairmont Estates recorded as Instrument Number 202214007765 in the Public Records of Desoto County, Florida, as may be amended from time to time (the "Declaration"), and for the preservation and maintenance thereof.

(B) The Association shall be conducted as a not for profit corporation. The Association does not contemplate pecuniary gain or profit, direct or indirect, to its members. The Association shall make no distributions of income to its members, directors, or officers;

(C) To establish rules and regulations and collect assessments from members for maintenance, management and other matters, in accordance with the terms of these articles of incorporation and the bylaws of the Association;

(D) To own, convey, rent, lease, operate and maintain sufficient real and personal property to carry out the purposes herein expressed;

(E) To receive donations, gifts, or bequests of money or other property, and to accept the same, subject to such conditions or trusts as may be attached thereto, and to obligate itself to perform and execute, and to perform and execute any and all such conditions or trusts;

(F) To contract debts and to borrow money, to issue, sell and pledge bonds, debentures, notes and other evidences of indebtedness;

(G) To sue and be sued;

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(H) To do everything necessary, proper, advisable, or convenient for the accomplishment of the purposes or powers set forth in this article, and to do all other things incidental thereto or connected therewith, which are not forbidden by law or these articles of incorporation;

(I) To carry out any of the purposes or powers set forth in this article in any state, territory, district, or possession of the United States of America, or in any foreign country, to the extent that such purposes are not forbidden by the law of such place; and

(J) The purposes or powers set forth in this article are not in limitation of the general powers conferred by the non profit corporation law nor the rights and powers under the homeowners association laws of the State of Florida.

ARTICLE IV. DIRECTORS

The Association shall be managed by a board of no less than three Directors. The method of election of Directors shall be as provided in the Bylaws of the Association. The Directors who are to serve until the first election are:

Roger Penner
121 N. 10th Avenue
Arcadia, Florida 34266

Abraham Kramer
121 N. 10th Avenue
Arcadia, Florida 34266

Jacy Penner
121 N. 10th Avenue
Arcadia, Florida 34266

ARTICLE V. OFFICERS

The affairs of the Association may be managed by a President, Secretary, Treasurer, and such other Officers as may be provided in the Bylaws. The method of election of Officers and authority and responsibilities of Officers shall be as provided in the Bylaws.

ARTICLE VI. MEMBERS

Every person or entity who is a record owner of legal title to a parcel that is subject by covenants of record to assessment by the Association shall be a member of the Association, and no other persons or entities shall be entitled to membership. Membership shall be appurtenant to and may not be separated from ownership of any parcel subject to assessment by the Association.

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ARTICLE VII. TERM OF EXISTENCE

The Association is to exist perpetually and be effective as of the date of filing of these Articles. If the Association is ever dissolved, the control or right of access to the property containing the sewer and water management system facilities and access to the road shall be conveyed or dedicated to an appropriate governmental unit or public utility and, if not accepted, then conveyed to a non-profit corporation similar to the Association.

ARTICLE VIII. INDEMNIFICATION OF OFFICERS AND DIRECTORS

The Association shall and does hereby indemnify and hold harmless every Director and every Officer, their heirs, executors, and administrators, against all loss, cost, and expenses reasonably incurred in connection with any action, suit, or proceeding to which he or she may be made a party by reason of his or her having been a Director or Officer of the Association, including reasonable attorney fees, except as to matters wherein he or she shall be finally adjudged in such action, suit, or proceeding to be liable for or guilty of gross negligence or willful misconduct. The foregoing rights shall be in addition to, and not exclusive of, all other rights to which such Director or Officer may be entitled.

ARTICLE IX. AMENDMENTS

The Association reserves the right to amend, alter, change, or appeal any provision contained in these Articles of Incorporation in the manner now or hereafter prescribed by law. An amendment may be adopted at a meeting of the Board of Directors by a majority vote of the Directors then in office. If an amendment is required to be approved by the members, the amendment must be approved by a majority of the members entitled to vote thereon.

ARTICLE X. NON-PROFIT CHARACTER

This Association is one which does not contemplate pecuniary gain or profit to the members, directors, or officers. Upon dissolution of the Association all corporate assets remaining after payment of all liabilities shall be distributed to charitable, religious, scientific, literary, or educational organizations. The private property of the members shall not be subject to the payment of corporate debts of the Association; provided that this provision shall not in any manner limit the obligation of each member unto the Association as set forth and contained in the Articles of Incorporation and the Bylaws which may be hereafter adopted; or limit the right of the Association to levy and assess members for their proportionate share of the expenses of the Association, and to enforce collection of such assessments in such manner as may be reserved to the Association in the Articles and said Bylaws.

ARTICLE XI. REGISTERED OFFICE AND REGISTERED AGENT

The Association hereby designates as its registered office 121 N. 10th Avenue, Arcadia, Florida 34266, and its registered agent, Roger Penner, who is located at the same address for service of process.

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ARTICLE XII. INCORPORATOR

The name and street address of the subscriber to these Articles of Incorporation is:

Roger Penner
121 N 10th Avenue
Arcadia, Florida 34266

IN WITNESS WHEREOF, I, the undersigned subscriber, have hereunto set my hand and seal this 23 day of September, 2022, for the purpose of forming this not for profit corporation under the laws of the State of Florida, and I hereby make and file in the office of the Secretary of State of the State of Florida, these Articles of Incorporation, and certify that the facts herein stated are true.

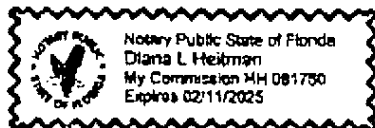

Roger Penner, Subscriber

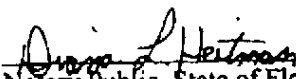
STATE OF FLORIDA

COUNTY OF DeSoto

I HEREBY CERTIFY that on this day, before me, a notary public duly authorized in the state and county named above to take acknowledgments, personally appeared Roger Penner, to me known to be the person described as subscriber in or who produced personally known as identification and who executed the foregoing Articles of Incorporation, and acknowledged before me that he subscribed to those Articles of Incorporation.

WITNESS my hand and official seal in the state and county named above this 23 day of September, 2022.




Notary Public, State of Florida
Printed Name: Diana L. Heitman
Commission No. HH 081760
My commission expires: 2/11/2025
(affix notarial seal)

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the above stated Association, at the place designated in this certificate, I hereby accept to act in this capacity and agree to comply with the provision of said Act relative to keeping open said office.


Roger Penner, Registered Agent

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