

CAPITAL CONNECTION, INC.

417 E. Virginia Street, Suite 1 • Tallahassee, Florida 32302
(850) 224-8870 • 1-800-342-8062 • Fax (850) 222-1222

NO0000004542

Westchester Heights
Property Owners
Association, Inc

700003313717--8

-07/05/00--01096--005

*****70.00 *****70.00

- ☒ Art of Inc. File
- ☐ LTD Partnership File
- ☐ Foreign Corp. File
- ☐ L.C. File
- ☐ Fictitious Name File
- ☐ Trade/Service Mark
- ☐ Merger File
- ☐ Art. of Amend. File
- ☐ RA Resignation
- ☐ Dissolution / Withdrawal
- ☐ Annual Report / Reinstatement
- ☐ Cert. Copy
- ☒ Photo Copy
- ☐ Certificate of Good Standing
- ☐ Certificate of Status
- ☐ Certificate of Fictitious Name
- ☐ Corp Record Search
- ☐ Officer Search
- ☐ Fictitious Search
- ☐ Fictitious Owner Search
- ☐ Vehicle Search
- ☐ Driving Record
- ☐ UCC 1 or 3 File
- ☐ UCC 11 Search
- ☐ UCC 11 Retrieval
- ☐ Courier

FILED
00 JUL 10 PM 12:15
TALLAHASSEE, FLORIDA

RECEIVED
00 JUL -5 PM 2:08
CAPITAL CONNECTION, INC.

Signature

Requested by:

Name

Date

Time

Walk-In

Will Pick Up

LS 7/5/00 12:59



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

July 5, 2000

CAPITAL CONNECTION, INC.
417 E VIRGINIA STREET STE 1
TALLAHASSEE, FL 32302

SUBJECT: WESTCHESTER HEIGHTS PROPERTY OWNERS ASSOCIATION,
INC.

Ref. Number: W00000016974

We have received your document for WESTCHESTER HEIGHTS PROPERTY OWNERS ASSOCIATION, INC. and your check(s) totaling \$70.00. However, the enclosed document has not been filed and is being returned for the following correction(s):

The purpose contained in your articles of incorporation should be more specific. Please correct your articles to reflect the specific purpose for which the corporation is being organized.

Please return the original and one copy of 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 (850) 487-6928.

Tim Burch
Document Specialist

Letter Number: 900A00037407



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

July 6, 2000

CAPITAL CONNECTION, INC.
417 E. VIRGINIA STREET STE 1
TALLAHASSEE, FL 32302

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Tim Burch
Document Specialist

Letter Number: 700A00037618

ARTICLES OF INCORPORATION
OF
WESTCHESTER HEIGHTS PROPERTY OWNERS
ASSOCIATION, INC.

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

00 JUL 10 PM 12:16

FILED

The undersigned, for the purpose of forming a not for profit corporation under Chapter 617, Florida Statutes, does hereby adopt the following Articles of Incorporation:

ARTICLE I: NAME

The name of the corporation is **WESTCHESTER HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.**

ARTICLE II: PRINCIPAL OFFICE

The principal place of business and mailing address of the corporation is **115 S.W. 24 Avenue, Boynton Beach, FL 33435.**

ARTICLE III: PURPOSE

The purpose of the Homeowner's Association is to protect, enhance and defend the values and rights of the homeowners in the Westchester Heights subdivision.

ARTICLE IV: DURATION

This Association shall terminate one-year after incorporation, unless extended by subsequent amendment passed by a majority of those entitled to vote on such amendment.

ARTICLE V: QUALIFICATION

The qualifications for members and the manner of their admission are stated in the bylaws of the corporation.

ARTICLE VI: INITIAL REGISTERED OFFICE AND AGENT

The initial registered office and agent of the corporation is Mark S. Ulmer, Esq., 11900 Biscayne Blvd., #612, Miami, FL 33181.

ARTICLE VII: INITIAL BOARD OF DIRECTORS

The number of persons constituting the Board of Directors of the corporation is seven (7) initially. The manner in which the directors are elected is stated in the corporate bylaws. The name and address of each person who is to serve as a member of the initial Board of Directors is

Mr. Donald R. Davis, Director and Chairman of Board of Directors
115 S.W. 24th Avenue, Boynton Beach, FL 33435

Mr. Richard D. Engelland, Director
141 S.W. 25th Avenue, Boynton Beach, FL 33435

Ms. Martha Merkel Banting, Director
2414 S.W. 1st Street, Boynton Beach, FL 33435

Mr. Cecil R. Fultz, Director
147 S.W. 24th Avenue, Boynton Beach, FL 33435

Ms. Lois Horky, Director
148 S.W. 24th Avenue, Boynton Beach, FL 33435

Ms. Cheryl P. Flocken, Director
130 S.W. 24th Avenue, Boynton Beach, FL 33435

ARTICLE VIII: NON-STOCK BASIS

The corporation is organized under a non-stock basis.

ARTICLE IX: DISSOLUTION

In the event of dissolution, the residual assets of the corporation will be turned over to one or more organizations which themselves are exempt as organizations described in sections 501(c) (3) and 170 (c) (2) of the Internal Revenue Code of 1954 or corresponding sections of any prior or future law, or to the Federal, State or local government for exclusive public purpose.

ARTICLE X: INCORPORATOR

The name and address of the incorporator of these Articles of Incorporation is Capital Connection, Inc., 417 E. Virginia St., Suite 1, Tallahassee, FL 32301.

ARTICLE XI: AMENDMENTS

The corporation reserves the right to amend or repeal any provisions of these Articles of Incorporation, or any amendment(s) thereto.

ARTICLE XII: CORPORATE POWERS

The corporate powers of this corporation are as provided in section 617.0302, Florida Statutes.

The undersigned incorporator has executed these Articles of Incorporation this 5th day of July, 2000.

"Capital Connection, Inc. by Lauren Strong, Client Representative"
Lauren Strong

**CERTIFICATE OF DESIGNATION
REGISTERED AGENT/REGISTERED OFFICE**

Pursuant to the provisions of section 607.0501, Florida Statutes, the mentioned corporation, organized under the laws of the state of Florida, submits the following statement in designating the registered office/registered agent, in the state of Florida.

1. The name of the corporation is: _____

WESTCHESTER HEIGHTS PROPERTY OWNERS ASSOCIATION, INC.

2. The name and street address of the registered agent and office is: MARK S. ULME, ESQ.

11900 BISCAYNE BLVD. #612

MIAMI, FL 33181

HAVE BEEN NAMED AS REGISTERED AGENT AND TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY ACCEPT THE APPOINTMENT AS REGISTERED AGENT AND AGREE TO ACT IN THIS CAPACITY. I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATING TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES, AND I AM FAMILIAR WITH AND ACCEPT THE OBLIGATIONS OF MY POSITION AS REGISTERED AGENT.



MARK S. ULMER

FILED
00 JUL 10 PM 12:16
SECRETARY OF STATE
TALLAHASSEE, FLORIDA