

100000005188

TRANSMITTAL LETTER

FILED

00 AUG -3 PM 3: 01

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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

900003345389-6
-08/03/00-01068-010
*****87.50 *****87.50

SUBJECT: Parker Place Property Owners Association, Inc.
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

900003345389-6
-08/03/00-01068-010
*****87.50 *****87.50

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

☐ \$70.00
Filing Fee

☐ \$78.75
Filing Fee &
Certificate of
Status

☐ \$78.75
Filing Fee
& Certified Copy

☒ \$87.50
Filing Fee,
Certified Copy
& Certificate

ADDITIONAL COPY REQUIRED

FROM: Jeff Bagwell
Name (Printed or typed)
1003 S. Florida Avenue
Address
Lakeland, FL 33803
City, State & Zip
(863) 682-7638
(863) 682-1025
Daytime Telephone number

NOTE: Please provide the original and one copy of the articles.

PA
8/8/00 ✓

FILED
00 AUG -3 PM 3: 01
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
PARKER PLACE PROPERTY OWNERS ASSOCIATION, INC.

(A CORPORATION NOT FOR PROFIT)

We, the undersigned, acknowledge and file in the office of the Secretary of the State of Florida, for the purpose of forming a corporation not for profit in accordance with the laws of the State of Florida, these Articles of Incorporation, as by law provided.

ARTICLE I

The name of this corporation shall be ***PARKER PLACE PROPERTY OWNERS ASSOCIATION, INC.***

ARTICLE II

The principal office of this corporation shall be in Lakeland, Polk County, Florida at 1003 South Florida Avenue, Lakeland, Florida, 33803.

ARTICLE III

The purposes for which this corporation is formed are as follows:

- A. To form an "association" to establish and collect assessments from the property owners and members for the purposes of operating, maintaining, repairing, improving and administering the common property.
- B. To establish by-laws for the operation of the association.
- C. To exercise any and all corporate powers conferred by law which are consistent with and reasonably necessary and incidental to the objects and purposes of this corporation, except that no powers will be exercised or activities engaged in otherwise than to an insubstantial extent, which in themselves are not in furtherance of Section 501(c)(3) of the Internal Revenue Code of 1954, its rules and regulations, all amended now or hereafter.
- D. To accomplish the foregoing purposes, the corporation shall have all corporate powers permitted under Florida laws, including the capacity to:
 - 1. Own and convey property;
 - 2. Maintain and operate the private rear alley, perimeter fencing and all common property, including but not limited to

- the surface water management system as permitted by the Southwest Florida Water Management District, including all retention areas, concrete flumes and related appurtenances;
3. Establish rules;
 4. Assess members and enforce said assessments;
 5. Sue and be sued;
 6. Contract for services to provide for operation and maintenance if the Association contemplates employing a maintenance company;
 7. Require all the property owners to be members;
 8. Exist in perpetuity; however, if the Association is dissolved, the private rear alley, and the property consisting of the surface water management system shall be conveyed to an appropriate agency of local government, and that if not accepted, then the private rear alley and the surface water management system shall be dedicated to a similar non-profit corporation; and
 9. Take any other action necessary for the purposes for which the Association is organized.

No part of the income of this corporation shall be distributed to the members, directors, and officers of the corporation.

ARTICLE IV

Section 1. All property owners of **Parker Place**, as developed, shall automatically be members, and their membership shall automatically terminate when they are no longer owners.

Section 2. There shall not be more than one (1) voting member for each parcel of property and said member shall be entitled to one (1) vote for each parcel which he owns at a meeting of the association. A corporation or any individual with an interest in more than one (1) parcel may be designated the voting member for each parcel in which he owns an interest.

Section 3. The affairs and property of this corporation shall be managed and governed by a Board of Directors, composed of not less than three (3) nor more than five (5) individuals, unless the number is changed by by-law or changed by the Directors.

Section 4. The original Directors set forth in these Articles of Incorporation shall serve until the first annual meeting as provided for in the by-laws. Directors thereafter shall be elected to serve for a term of one (1) year, and shall be elected by the voting members in accordance with the by-laws at a regular meeting of the corporation to be held at such times as may be determined in the manner prescribed in the by-laws.

Section 5. The Board of Directors shall elect all officers in accordance with the by-laws at the regular annual meeting of the Board of Directors. The board of Directors shall elect, from among the members, an officer to assume the role of President, Vice-President, Secretary, Treasurer and such officers, as they shall deem desirable, consistent with the corporate by-laws.

ARTICLE V

The street address of the initial registered office of this corporation shall be 1003 S. Florida Avenue, Lakeland, FL 33803, and the name of the registered agent of this corporation at this address is JEFF BAGWELL.

ARTICLE VI

The names and addresses of the Directors/Officers are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Jeff Bagwell President	1003 S. Florida Avenue Lakeland, FL 33803
Julie Nolan Vice-President/Treasurer	1003 S. Florida Avenue Lakeland, FL 33803
Jill McReynolds Secretary	1003 S. Florida Avenue Lakeland, FL 33803

ARTICLE VII

The name and address of the Incorporator of the PARKER PLACE
PROPERTY OWNERS ASSOCIATION, INC. is:

NAME

Jeff Bagwell

ADDRESS

1003 S. Florida Avenue
Lakeland, FL 33803

ARTICLE VIII

The by-laws of this corporation may be altered, amended, or rescinded at any duly called meeting of the members, provided that the notice of meeting contains a full statement of the proposed amendment, a quorum is in attendance, and there be an affirmative vote of seventy-five percent (75%) of the qualified voting members of the corporation.

Section 1. Proposals for the alteration, amendment or rescission of these Articles of Incorporation may be made by any of the voting members. Such proposals shall set forth the proposed alterations, amendment or

rescission, shall be in writing filed by members, and delivered to the President not less than twenty (20) days prior to the membership meeting at which such proposal is voted upon. The Secretary will give to each voting member notice setting out the proposed alteration, amendment or rescission and the time of the meeting at which such proposal will be voted upon, and such notice shall be given not less than fifteen (15) days prior to the date set for such meeting, and it shall be given in a manner provided by the by-laws. An affirmative vote of seventy-five (75%) percent of the qualified voting members of the corporation is required for the requested alteration, amendment or rescission.

Section 2. Any voting member may waive any or all of the requirements of this Article as to notice by the Secretary or proposals to the President for alteration, amendment or rescission of the Articles, either before, at or after a membership meeting at which a vote is taken to amend, alter or rescind these Articles in whole or in part.

ARTICLE IX

Upon dissolution of this corporation, assets shall be distributed for one or more exempt purposes, within the meaning of section 501 (c)(3) of the Internal Revenue Code of 1986, or corresponding section of any future federal tax code,

or shall be distributed to the Federal, State or local government for a public purpose. Any such assets not so disposed of shall be disposed of by the Court of Common Pleas, of the county in which the principal office of the corporation is then located, exclusively for such purposes.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at Lakeland, Polk County, Florida, this 22nd day of June 2000.

Signed, sealed and delivered

In the presence of:

Jim McReynolds
Att & Counsel

Jeff Bagwell
JEFF BAGWELL

Jim McReynolds
Att & Counsel

Julie Nolan
JULIE NOLAN

James P. Heaton
Att & Counsel

Jill McReynolds
JILL MCREYNOLDS

STATE OF FLORIDA
COUNTY OF POLK

FILED

00 AUG -3 PM 3: 01

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

BEFORE ME personally appeared to me Jeff Bagwell, Julie Nolan and Jill McReynolds, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

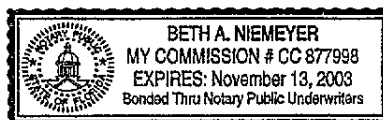
WITNESSED my hand and official seal, this 22nd day of June, 2000.



NOTARY PUBLIC
State at Florida at Large

MY COMMISSION EXPIRES: 11/13/03

(Seal)



ACKNOWLEDGMENT AND ACCEPTANCE

Having been named as the registered agent for the above corporation for the purpose of accepting service of process at the registered office designated in the certificate, I hereby accept such appointment and acknowledge that I am familiar with and accept the obligations and responsibilities of such office as provided for in Florida Statutes 607.0505.



JEFF BAGWELL
Registered Agent