

N00000008141



THE UNITED STATES  
CORPORATION  
COMPANY

ACCOUNT NO. : 072100000032

REFERENCE : 926230 9955A

AUTHORIZATION :

COST LIMIT : \$ 78.75

00 DEC 11 PM 1:29

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

*Patricia Pujols*

ORDER DATE : December 11, 2000

ORDER TIME : 11:03 AM

ORDER NO. : 926230-005

CUSTOMER NO: 9955A

7000003495077-7

CUSTOMER: Ms. Karolyn Sheekey  
Chiumento & Emery, P.a.

Suite B  
4 Old Kings Road North  
Palm Coast, FL 32137

DOMESTIC FILING

NAME: PINE PLAZA CONDOMINIUM  
ASSOCIATION, INC.

EFFECTIVE DATE:

XX ARTICLES OF INCORPORATION  
       CERTIFICATE OF LIMITED PARTNERSHIP  
       ARTICLES OF ORGANIZATION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY  
       PLAIN STAMPED COPY  
       CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Janna Wilson - EXT. 1155

EXAMINER'S INITIALS:

RECEIVED  
00 DEC 11 AM 11:47  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

*Jg 12/11/00*

**ARTICLES OF INCORPORATION  
OF  
PINE PLAZA  
CONDOMINIUM ASSOCIATION, INC.**

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS

00 DEC 11 PM 1:30

We, the undersigned, hereby associate ourselves together for the purpose of forming a corporation not-for-profit under the laws of the State of Florida, pursuant to Florida Statutes Chapter 617, and hereby certify as follows:

**ARTICLE I**

The name of this corporation shall be PINE PLAZA CONDOMINIUM ASSOCIATION, INC., whose principal office is E. Hwy 100, Bunnell, Florida.

**ARTICLE II**

The general purpose of this corporation not-for-profit shall be as follows:

To be the "Association" as defined in Chapter 718, Florida Statutes (The Condominium Act) and the Declaration of Condominium for PINE PLAZA CONDOMINIUM, for the operation of the condominium known as PINE PLAZA CONDOMINIUM, a condominium, in Flagler County, Florida, to be created pursuant to the provisions of The Condominium Act, and as such Association to operate and administer the Condominium and to carry out the functions and duties of the Condominium as set forth in the Declaration of Condominium establishing the Condominium and the Exhibits attached thereto.

### **ARTICLE III**

All persons who are Owners of Condominium Units within the Condominium shall automatically be members of this corporation. Such membership shall automatically terminate when such person is no longer an Owner of a Condominium Unit. Membership in the corporation shall be limited to such Condominium Unit Owners.

Subject to the foregoing, admission to and termination of membership shall be governed by the Declaration of Condominium that shall be recorded for the Condominium among the Public Records of Volusia County, Florida.

### **ARTICLE IV**

This corporation shall have perpetual existence.

### **ARTICLE V**

The name and post office address of each incorporator of these Articles of Incorporation is:

<u>Name</u>	<u>Address</u>
Donald J. Seps	4 Old Kings Road N., Ste. B Palm Coast, FL 32137

## **ARTICLE VI**

### **Section 1**

The affairs of the corporation shall be managed and governed by a Board of Directors composed of not less than three (3) nor more than the number specified in the Bylaws. The Directors, subsequent to the first Board of Directors, shall be elected at the annual meeting of the membership for a term of one (1) year or until their successors shall be elected and shall qualify. Provisions for such election, removal, disqualification and resignation of Directors and for filling vacancies on the Board of Directors shall be established by the Bylaws.

### **Section 2**

The principal officers of the corporation shall be the President, Secretary and Treasurer who shall be elected from time to time and in the manner set forth in the Bylaws. The Secretary and Treasurer may be combined and the position may be held by one person.

## **ARTICLE VII**

The names of the officers who are to serve until the first election of officers, pursuant to the terms of the Declaration of Condominium and the Bylaws are as follows:

Scot Crews

President

Judy McDonough

Secretary/Treasurer

### **ARTICLE VIII**

The following persons shall constitute the first Board of Directors and shall serve until the first election of the Board of Directors at the first regular meeting of the membership:

Name	Address
Scott Crews	P. O. Box 69, Bunnell, Florida
Judy McDonough	73 Uhl Path, Palm Coast, Florida
Jay McDonough	73 Uhl Path, Palm Coast, Florida

### **ARTICLE IX**

The Bylaws of the corporation shall initially be made and adopted by its first Board of Directors. Prior to the time the real property and improvements have been submitted to condominium ownership by recording the Declaration of Condominium, said first Board of Directors shall have full power to amend, alter, rescind or modify said Bylaws by a majority vote. After the real property and improvements have been submitted to condominium ownership by recording the Declaration of Condominium, the Bylaws may be amended, altered, modified or supplemented by a vote as set forth therein.

### **ARTICLE X**

These Articles of Incorporation may be amended from time to time by a two-thirds (2/3) vote of the members of the corporation, provided said vote is taken in a

regular or special meeting of the corporation after proper notice of said meeting has been duly given.

#### **ARTICLE XI**

This corporation shall have all of the powers as set forth in Chapter 617, Florida Statutes, as presently constituted or hereinafter amended, together with all the powers set forth in The Condominium Act and all powers granted to it by the Declaration of Condominium with Exhibits attached thereto, including the power to contract for the management of the Condominium.


#### **ARTICLE XII**

This corporation shall not issue shares of stock and no dividend and no part of the income of the corporation shall be distributed to its members, directors or officers. Excess receipts over disbursements, if any, shall be applied against future expenses and reserves as appropriate. The corporation may compensate in a reasonable manner its members, directors or officers for services rendered, may confer benefits upon its members in conformity with its general purposes and upon dissolution or final liquidation may make distribution to its members as is permitted by the Court having jurisdiction thereof and no payment, benefit or distribution shall be deemed to be a dividend or distribution of income.

**ARTICLE XIII**

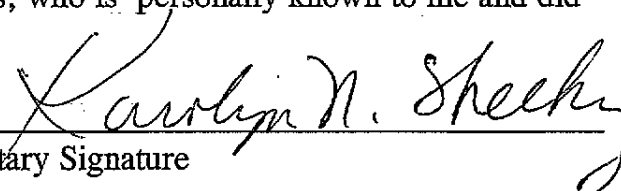
The street address of the initial registered office of this corporation is 4 Old Kings Road North, Suite B, Palm Coast, Florida, 32137, and the name of the initial registered agent of this corporation at that address is Michael D. Chiumento.

IN WITNESS WHEREOF, the subscribers hereto have set their hands and seals this 8 day of December, 2000.

  
\_\_\_\_\_  
Donald J. Seps

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me this 8 day of December, 2000, by Donald J. Seps, who is personally known to me and did not take an oath.

  
\_\_\_\_\_  
Notary Signature



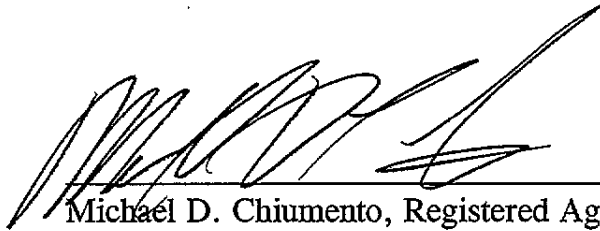
\_\_\_\_\_  
Notary Name Printed

My Commission Expires:

**ACCEPTANCE BY REGISTERED AGENT**

THE UNDERSIGNED, having been named to accept service of process for the above-stated corporation, at the place designated in the foregoing Articles of Incorporation, hereby accepts to act in this capacity and agrees to comply with the provisions of Section 48.091, Florida Statutes, and all other provisions thereof, relative

to keeping open said office.

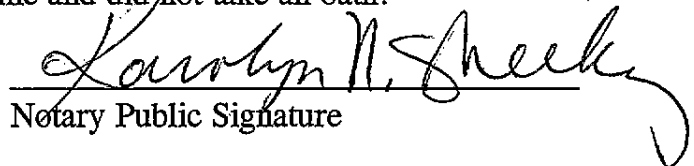
  
Michael D. Chiumento, Registered Agent

STATE OF FLORIDA  
COUNTY OF FLAGLER

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 Michael D. Chiumento to me known to be the person described therein, and he acknowledge before me that he executed the above Acceptance for the purposes therein expressed. He is personally known to me and did not take an oath.

My Commission Expires:



  
Notary Public Signature

\_\_\_\_\_  
Notary Name Printed

F:\Karolyn\Articles.Incorporation\pine plaza.crews.wpd

FILED  
SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
00 DEC 11 PM 1:30