

N01000002050

FILED

TRANSMITTAL LETTER

01 MAR 19 PM 12:59

SECRETARY OF STATE
TALLAHASSEE FLORIDA

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

800003828638--3
-03/09/01--01099--008
*****87.50 *****87.50

SUBJECT: Pine Estates Association, Inc.
(Proposed corporate name - must include suffix)

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: Guy W. Nickolls
Name (Printed or typed)

2991 Lookout Blvd., S
Address

Port St. Lucie, FL 34984
City, State & Zip

561 871 1456
Daytime Telephone number

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



FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State

March 13, 2001

GUY W. NICHOLLS
2991 LOOKOUT BLVD, S
PORT ST LUCIE, FL 34984

SUBJECT: PINE ESTATES ASSOCIATION, INC.
Ref. Number: W01000005667

We have received your document for PINE ESTATES ASSOCIATION, INC. and your check(s) totaling \$87.50. However, the enclosed document has not been filed and is being returned for the following correction(s):

The name designated in your document is unavailable since it is the same as, or it is not distinguishable from the name of an existing entity.

Please select a new name and make the correction in all appropriate places. One or more major words may be added to make the name distinguishable from the one presently on file.

Adding "of Florida" or "Florida" to the end of a name is not acceptable.

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) 487-6933.

Dale White
Document Specialist

Letter Number: 801A00015297

**ARTICLES OF INCORPORATION
OF
PINE ESTATES ASSOCIATION OF PORT ST LUCIE, INC.**

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SECRETARY OF STATE
TALLAHASSEE FLORIDA

WE, THE UNDERSIGNED NATURAL PERSONS COMPETENT TO
CONTRACT, ACTING AS INCORPORATORS OF A CORPORATION NOT
FOR PROFIT UNDER CHAPTER 617 OF THE FLORIDA STATUTES,
HEREBY ADOPT THE FOLLOWING ARTICLES OF INCORPORATION.

**ARTICLE I
NAME**

THE NAME OF THE CORPORATION SHALL BE:

PINE ESTATES ASSOCIATION OF PORT ST LUCIE, INC.

THE CORPORATION'S MAILING ADDRESS SHALL BE:

2991 LOOKOUT BLVD., S
PORT ST. LUCIE, FL 34984

**ARTICLE II
PURPOSES**

THE PURPOSES AND OBJECTS OF THE CORPORATION ARE SUCH AS
ARE AUTHORIZED UNDER CHAPTER 617 OF THE FLORIDA STATUTES
AND INCLUDE PROVIDING FOR THE MAINTENANCE,
PRESERVATION, ADMINISTRATION, AND MANAGEMENT OF PINE
ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF,
RECORDED ON JANUARY 15, 1993, IN THE OFFICE OF THE CLERK OF
THE CIRCUIT COURT OF THE COUNTY OF ST LUCIE, STATE OF
FLORIDA, IN PLAT BOOK 32, PAGES 13 AND 13A.

THE CORPORATION IS ORGANIZED AND OPERATED SOLELY FOR
ADMINISTRATIVE AND MANAGERIAL PURPOSES. IT IS NOT INTENDED THAT THE
CORPORATION SHOW ANY NET EARNINGS BUT NO PART OF ANY NET EARNINGS
THAT DO OCCUR SHALL INURE TO THE BENEFIT OF ANY PRIVATE MEMBER. IF, IN
ANY TAXABLE YEAR THE NET INCOME OF THE CORPORATION FROM ALL
SOURCES OTHER THAN CASUALTY INSURANCE PROCEEDS AND OTHER
NONRECURRING ITEMS EXCEEDS THE SUM OF (1) TOTAL COMMON EXPENSES
FOR WHICH PAYMENT HAS BEEN MADE OR LIABILITY INCURRED WITHIN THE

TAXABLE YEAR: AND (II) REASONABLE RESERVES FOR COMMON EXPENSES AND OTHER LIABILITIES IN THE NEXT SUCCEEDING TAXABLE YEAR, SUCH EXCESS SHALL BE HELD BY THE CORPORATION AND MAY BE USED TO REDUCE THE AMOUNT OF ASSESSMENT THAT WOULD OTHERWISE BE REQUIRED IN THE FOLLOWING YEAR. FOR SUCH PURPOSES, EACH UNIT OWNER MAY BE CREDITED WITH THE PORTION OF ANY ELEMENTS OF THE SUBDIVISION.

ARTICLE III MEMBERS

EACH LOT WITHIN THE SUBDIVISION (THE "UNIT") SHALL HAVE APPURTENANT THERETO A MEMBERSHIP IN THE CORPORATION, WHICH MEMBERSHIP SHALL BE HELD BY THE PERSON OR ENTITY, OR IN COMMON BY THE PERSONS OR ENTITIES OWNING SUCH UNIT, EXCEPT THAT NO PERSON OR ENTITY HOLDING TITLE TO A UNIT AS SECURITY FOR PERFORMANCE OF AN OBLIGATION SHALL ACQUIRE THE MEMBERSHIP APPURTENANT TO SUCH UNIT BY VIRTUE OF SUCH TITLE OWNERSHIP. IN NO EVENT MAY ANY MEMBERSHIP BE SEVERED FROM THE UNIT TO WHICH IT IS APPURTENANT.

EACH MEMBERSHIP IN THE CORPORATION SHALL ENTITLE THE HOLDER OR HOLDERS THEREOF TO EXERCISE THAT PROPORTION OF THE TOTAL VOTING POWER OF THE CORPORATION CORRESPONDING TO THE PROPORTIONATE INTEREST IN UNITS WITHIN THE SUBDIVISION.

ARTICLE IV INITIAL REGISTERED OFFICE AND AGENT

THE STREET ADDRESS OF THE INITIAL REGISTERED OFFICE OF THE CORPORATION IS

2991 LOOKOUT BLVD. S.
PORT ST. LUCIE, FLORIDA 34984

THE NAME OF THE INITIAL REGISTERED AGENT AT SUCH OFFICE IS

GUY W. NICHOLLS

ARTICLE V INCORPORATORS

THE NAMES AND RESIDENCES OF THE INCORPORATORS OF THE CORPORATION ARE AS FOLLOWS:

GUY W. NICHOLLS
2991 LOOKOUT BLVD., S.
PORT ST. LUCIE, FLORIDA 34984

FAITH M. NICHOLLS
2991 LOOKOUT BLVD., S.
PORT ST. LUCIE, FL 34984

LORI A. KELLN
2987 LOOKOUT BLVD., S.
PORT ST. LUCIE, FL 34984

ARTICLE VI DIRECTORS

THE NUMBER OF PERSONS CONSTITUTING THE FIRST BOARD OF DIRECTORS SHALL BE THREE (3). THE NAME AND ADDRESSES OF THE DIRECTORS WHO ARE TO SERVE UNTIL THE FIRST ANNUAL MEETING OF THE MEMBERS OR UNTIL THEIR SUCCESSORS ARE ELECTED AND QUALIFIED ARE:

GUY W. NICHOLLS
2991 LOOKOUT BLVD., S.
PORT ST. LUCIE, FL 34984

FAITH M. NICHOLLS
2991 LOOKOUT BLVD., S.
PORT ST. LUCIE, FL 34984

LORI A. KELLN
2987 LOOKOUT BLVD., S.
PORT ST. LUCIE, FL 34984

AT THE FIRST ANNUAL MEETING DESCRIBED ABOVE, THE MEMBERS SHALL ELECT FROM AMONG THE MEMBERS OF THE CORPORATION ONE (1) DIRECTOR FOR A TERM OF ONE YEAR EACH, ONE (1) DIRECTOR FOR A TERM OF TWO YEARS EACH, AND ONE (1) DIRECTOR FOR A TERM OF THREE YEARS FROM AMONG THE MEMBERSHIP.

ARTICLE VII OFFICERS

THE AFFAIRS OF THE CORPORATION ARE TO BE MANAGED BY A PRESIDENT AND TREASURER. OFFICERS WILL BE ELECTED ANNUALLY IN MANNER SET FORTH IN THE BYLAWS.

THE NAMES OF THE OFFICERS WHO ARE TO SERVE UNTIL THE FIRST ELECTION OF OFFICERS ARE AS FOLLOWS:

PRESIDENT: GUY W. NICHOLLS

VICE PRESIDENT: FAITH M. NICHOLLS

SECRETARY/TREASURER: LORI KELLN

ARTICLE VIII BYLAWS

BYLAWS REGULATING OPERATION OF THE CORPORATION SHALL BE ADOPTED. THE BYLAWS MAY BE AMENDED BY THE FIRST BOARD OF DIRECTORS UNTIL THE FIRST ANNUAL MEETING OF THE ASSOCIATION. THEREAFTER, THE BYLAWS SHALL BE AMENDED BY THE MEMBERS IN THE MANNER SET FORTH IN THE BYLAWS.

ARTICLE IX POWERS OF THE CORPORATION

TO PROMOTE THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS OF THE SUBDIVISION, THE CORPORATION MAY:

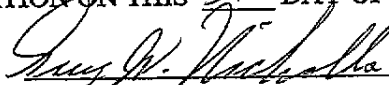
1. EXERCISE ALL OF THE POWERS AND PERFORM ALL OF THE DUTIES OF THE CORPORATION AS SET FORTH IN THE BYLAWS, AS THOSE DOCUMENTS MAY FROM TIME TO TIME BE AMENDED.
2. DETERMINE, LEVY, COLLECT, AND ENFORCE PAYMENT BY ANY LAWFUL MEANS OF ALL ASSESSMENTS FOR COMMON CHARGES, AND PAY SUCH COMMON CHARGES AS THE SAME BECOME DUE.
3. ENGAGE THE SERVICES OF A PROFESSIONAL CORPORATE MANAGEMENT AGENT AND DELEGATE TO SUCH AGENT ANY OF THE POWERS OR DUTIES GRANTED TO THE ASSOCIATION OF UNIT OWNERS UNDER THE BYLAWS OTHER THAN THE POWER TO ENGAGE OR DISCHARGE SUCH AGENT; THE POWER TO ADOPT, AMEND, AND REPEAL THE PROVISIONS THEREOF OR THE BYLAWS.
4. DEDICATE OR OTHERWISE TRANSFER ALL OR ANY PORTION OF THE COMMON AREAS TO ANY MUNICIPALITY, PUBLIC AGENCY, AUTHORITY OR UTILITY ON THE APPROVAL OF NINETY PERCENT (90%) OF THE MEMBERS.

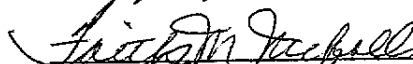
5. HAVE AND EXERCISE ANY AND ALL RIGHTS, PRIVILEGES AND POWERS WHICH MAY BE HELD OR EXERCISED BY CORPORATIONS NOT FOR PROFIT GENERALLY UNDER CHAPTER 617 OF THE FLORIDA STATUTES.

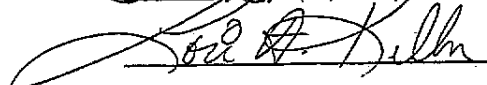
**ARTICLE X
DISSOLUTION**

THIS CORPORATION MAY BE DISSOLVED AT ANY TIME WITH THE WRITTEN CONSENT OF ALL THE MEMBERS THERETO. ON DISSOLUTION, THE ASSETS OF THE CORPORATION SHALL BE DEDICATED TO AN APPROPRIATE MUNICIPALITY, PUBLIC AGENCY OR AUTHORITY TO BE USED FOR PURPOSES SIMILAR TO THOSE FOR WHICH THE CORPORATION IS ORGANIZED. IN THE EVENT SUCH DEDICATION IS NOT ACCEPTED, SUCH ASSETS SHALL BE CONVEYED OR ASSIGNED TO ANY NON-PROFIT CORPORATION, ASSOCIATION, OR OTHER ORGANIZATION DEVOTED TO PURPOSED SIMILAR TO THOSE FOR WHICH THIS CORPORATION IS ORGANIZED.

IN WITNESS WHEREOF, WE, THE UNDERSIGNED, BEING THE INCORPORATORS OF THIS CORPORATION, HAVE, FOR THE PURPOSE OF FORMING THIS NON-PROFIT CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, EXECUTE THESE ARTICLES OF INCORPORATION ON THIS 5th DAY OF JANUARY, 2001.

 GUY W. NICHOLLS

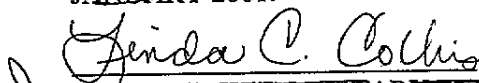
 FAITH M. NICHOLLS

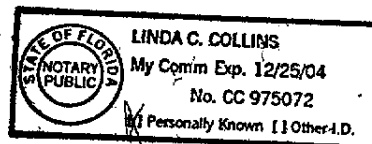
 LORI A. KELLN

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME, THE UNDERSIGNED OFFICER AUTHORIZED TO TAKE OATHS AND ACKNOWLEDGEMENTS, PERSONALLY APPEARED GUY W. NICHOLLS, FAITH M. NICHOLLS, AND LORI A. KELLN, WHO BEING FIRST DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING ARTICLES OF INCORPORATION, AND THAT THEY EXECUTED THE SAME FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF ~~JANUARY~~ MARCH 2001.


~~ESTHER L. KELLN, NOTARY PUBLIC~~
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:



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SECRETARY OF STATE
TALLAHASSEE FLORIDA

ACCEPTANCE OF REGISTERED AGENT

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION AT THE PLACE DESIGNATED IN THE FOREGOING ARTICLES OF INCORPORATION, I, GUY W. NICHOLLS, HEREBY AGREE TO ACT IN THAT CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

DATED THIS 5th DAY OF March 2001.


GUY W. NICHOLLS