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DEPT. OF STATE  
TALLAHASSEE, FLORIDA

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Division of Corporations  
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FLORIDA NON-PROFIT CORPORATION

Covenant Way Property Owners' Association, Inc.

Certificate of Status	0
Certified Copy	0
Page Count	06
Estimated Charge	\$70.00

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**ARTICLES OF INCORPORATION  
OF  
COVENANT WAY PROPERTY OWNERS' ASSOCIATION, INC.**

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CLERK OF STATE  
TALLAHASSEE, FLORIDA

The undersigned incorporator, a resident of the State of Florida of the age of majority, hereby makes, subscribes, acknowledges and files with the Secretary of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit in accordance with the laws of the State of Florida.

**ARTICLE I. NAME AND ADDRESS**

The name of this corporation is COVENANT WAY PROPERTY OWNERS' ASSOCIATION, INC., hereafter sometimes called the "Association." The principal office and mailing address of this corporation shall be 6215 Lorraine Road, Bradenton, Florida 34202.

**ARTICLE II. PURPOSE AND POWERS OF THE ASSOCIATION**

This Association does not contemplate pecuniary gain or profit to the members thereof. This Association is formed specifically to promote health, safety and general welfare of the residents within all or any portion of the commercial development known as Covenant Way, lying and being in Manatee County, Florida, ("Covenant Way") and any additional phases of Covenant Way as may be brought within the jurisdiction of the Association by proper filing and recording in the Public Records of Manatee County, Florida of a Supplement to the Declaration of Covenants, Conditions, Easements and Restrictions (hereinafter referred to as "Declaration") pertaining to any additional phase; and the Association is formed generally to perform any legal act or to perform any legal duty or obligation as may legally be permitted by the Florida Not For Profit Corporation Act, *Florida Statutes*, chapter 617 (2000).

Notwithstanding anything in the above to the contrary, no part of the net earnings of the Association shall inure to the benefit of any member within the meaning of Section 501(c)(7) of the Internal Revenue Code of 1986, nor shall the Association engage in any other activity prohibited by such section, nor shall the Association engage in any other activity or perform any act in violation of any provision governing such tax exempt organizations as determined by the federal revenue laws. The Association's amount of earnings, if any, is not to be taken into account in any manner for the purpose of determining whether there should be a rebate of any assessment paid or the amount of the rebate.

**ARTICLE III. MEMBERSHIP**

Every person or legal entity who holds legal title of record to a present fee simple interest in any Parcel (as such term is defined in the Declaration) being a part of Covenant Way, and every person or legal entity who holds legal title of record to a fee simple interest in any

Leslie H. Gladfelter, Esquire/FL Bar #307777  
Grimes Goebel Grimes Hawkins & Gladfelter, P.A.  
1023 Manatee Avenue West, Bradenton, Florida 34205  
941-748-0151 Fax 941-748-0158

Page 1

H01000031201 6

H01000031201 6

Parcel being a part of any additional phase of Covenant Way provided that such phase has come under the jurisdiction of the Association by the recordation of the Declaration or an appropriate amendment thereto among the Public Records of Manatee County, Florida, shall be a member for each such Parcel owned by such person or legal entity. Membership shall be appurtenant to and may not be separated from ownership of any Parcel that is subject to the provisions of the Declaration.

#### ARTICLE IV. CORPORATE EXISTENCE

The Association shall commence upon the filing of these Articles of Incorporation with the Secretary of State, State of Florida. The Corporation shall exist perpetually.

#### ARTICLE V. VOTING RIGHTS

The Association shall have two (2) classes of voting membership. The voting rights of each class of membership shall be set forth, and be governed by the bylaws of the Association.

#### ARTICLE VI. BOARD OF DIRECTORS

The business affairs of this Association shall be managed by a Board of Directors. The method of election or appointment of the Board of Directors shall be set forth, and be governed by the bylaws of the Association.

#### ARTICLE VII. INITIAL DIRECTORS

The names of the initial Directors of this corporation and their street addresses are:

<u>Name</u>	<u>Address</u>
Thomas J. Danahy	6215 Lorraine Road Bradenton, Florida 34202
Anthony J. Chiofalo	6215 Lorraine Road Bradenton, Florida 34202
Tim Martin	6215 Lorraine Road Bradenton, Florida 34202

#### ARTICLE VIII. OFFICERS

The Association shall have the officers described in its bylaws who shall be elected or appointed at such time and for such terms as is provided in the bylaws.

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ARTICLE IX. SUBSCRIBERS

The name and residence address of the subscriber to these Articles of Incorporation is as follows:

Leslie H. Gladfelter  
3302 W. San Pedro St.  
Tampa, Florida 33629

ARTICLE X. INITIAL REGISTERED OFFICE AND AGENT

The street address of the initial registered office of the Association is 1023 Manatee Avenue West, Bradenton, Florida 34205. The name of the initial registered agent of the Association is Leslie H. Gladfelter.

ARTICLE XI. AMENDMENT TO ARTICLES

These Articles of Incorporation may be amended as set forth in the *Florida Statutes*, as amended from time to time.


ARTICLE XII. INDEMNITY

The corporation shall indemnify any person made a party or threatened to be a party to any threatened, pending or contemplated action, suit or proceeding, pursuant to the provisions contained in the bylaws of the corporation.

ARTICLE XIII. INTERPRETATION

Express reference is hereby made to the terms and provisions of the Declaration where necessary to interpret, construe, and clarify the provisions of these Articles. In subscribing and filing these Articles, it is the intent of the undersigned that the provisions of these Articles shall be consistent with the provisions of the Declaration, and these Articles shall be interpreted, construed and applied so as to avoid inconsistencies or conflicting results.

IN WITNESS WHEREOF, I, the undersigned Incorporator, for the purposes of forming a corporation not for profit pursuant to the laws of the State of Florida, do make, subscribe and acknowledge this certificate and I have hereunto duly executed the foregoing Articles of Incorporation to be filed in the office of the Secretary of State of Florida, for the purposes therein set forth.

  
Leslie H. Gladfelter, Incorporator

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MAR. 28. 2001 9:25AM

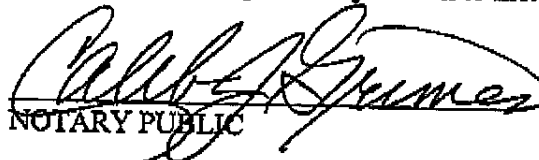
GRIMES, GOEBEL ET AL

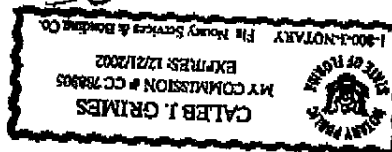
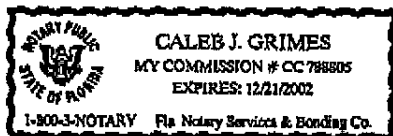
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STATE OF FLORIDA :  
COUNTY OF MANATEE :

THE FOREGOING INSTRUMENT was acknowledged before me this 27th day of March, 2001, by LESLIE H. GLADFELTER, who has produced \_\_\_\_\_ as identification or who is personally known to me.

  
NOTARY PUBLIC



H01000031201 6

Page 4

H01000031201 6

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR  
SERVICE OF PROCESS WITH THIS STATE, NAMED AGENT  
UPON WHOM PROCESS MAY BE SERVED

Pursuant to Chapter 617.0501, Florida Statutes, the following is submitted in compliance with said Act:

COVENANT WAY PROPERTY OWNERS' ASSOCIATION, INC., desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation at 6215 Lorraine Road, Bradenton, Florida 34202, has named Leslie H. Gladfelter, Esquire, with registered office at 1023 Manatee Avenue West, Bradenton, Florida 34205 as its agent to accept service of process within this State.

ACKNOWLEDGMENT

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

  
Leslie H. Gladfelter  
Registered Agent

DATED this the 27 day of Mar., 2001.

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