

# NO10000008691

FILED

## TRANSMITTAL LETTER

01 DEC 12 PM 4:43

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

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

SUBJECT: GRANT COURT VIVAS HOMEOWNER'S ASSOCIATION, INC.  
(PROPOSED CORPORATE NAME - MUST INCLUDE SUFFIX)

400004721024--6  
-12/12/01--01033--017  
\*\*\*\*\*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: JERSEY CONSTRUCTION, INC.  
Name (Printed or typed)

2060 HIGHWAY A1A #308  
Address

INDIAN HARBOR BEACH, FL 32937  
City, State & Zip

(321) 777-2701  
Daytime Telephone number

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

C. BLALOCK DEC 12 2001

**ARTICLES OF INCORPORATION  
OF  
GRANT COURT VILLAS HOMEOWNERS ASSOCIATION, INC.  
(a Not for Profit Corporation)**

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**ARTICLE I - NAME**

The name of the corporation shall be GRANT COURT VILLAS HOMEOWNERS ASSOCIATION, INC.

**ARTICLE II - PRINCIPAL OFFICE**

The principal place of business and mailing address of this corporation shall be:

2060 HIGHWAY A1A - SUITE 308  
INDIAN HARBOUR BEACH, FLORIDA 32937

**ARTICLE III - PURPOSE**

The purposes for which the corporation is organized are:

- A. The management, operation and maintenance of that residential development located in Brevard County, Florida, and know as "GRANT COURT VILLAS".
- B. The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of areas common to the three (3) units in the townhome.
- C. Any general purposes pursuant to Florida Corporation Not For Profit Act set forth in Part I of Chapter 617 of the Florida Statutes.

Said Corporation is to have the power to do any and all acts and things necessary or expedient for the carrying out of the purposes of the Corporation and, in general, to possess all rights, privileges and immunities and enjoy all the benefits granted to Corporations of similar character under the laws of the State of Florida.

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to, its members, directors, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payment and distributions in furtherance of the purposes set forth in Article II hereof.

**ARTICLE IV - MANNER OF ELECTION**

The members of the Board of Directors shall be elected at the annual meeting to be held on the second Tuesday of January each year. The Board of Directors shall be members of the corporation or shall be authorized representatives, officers or employees of a corporate member of this corporation.

**ARTICLE V - INITIAL DIRECTORS / OFFICERS**

The names and addresses of the members of the first Board of Directors are as follows:

Edward M. Fleis  
404 Pentland Drive  
Melbourne Beach, FL 32951

Jeffrey E. Fleis  
620 Jackson Court  
Satellite Beach, FL 32937

Barbara A. Fleis  
404 Pentland Drive  
Melbourne Beach, FL 32951

**ARTICLE VI - INITIAL REGISTERED AGENT AND STREET ADDRESS**

The name and street address of the registered agent is:

Edward M. Fleis  
404 Pentland Drive  
Melbourne Beach, FL 32951

**ARTICLE VII - INCORPORATOR**

The name and street address of the incorporator is:

Edward M. Fleis  
404 Pentland Drive  
Melbourne Beach, FL 32951

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and accept the appointment as registered agent and agree to act in this capacity.

  
\_\_\_\_\_  
Edward M. Fleis, Registered Agent

12.07.01  
Date

  
\_\_\_\_\_  
Edward M. Fleis, Incorporator

12.07.01  
Date