

N02000002806

Law Office Of
JOHN R. COOK

202 NW 5th Ave.
Okeechobee, FL 34972
(863) 467-0297 Fax (863) 467-4798

memo

Date 4/8/02

To DIVISION OF CORPORATIONS

Subject _____

P.O. Box 6327

Tallahassee, FL. 32314

500005235795--B
04/10/02 01052-005
*****75.00 *****70.00

Please find enclosed the original corporation papers and our
check for \$75.00 for recording. Thank you,

FILED
02 APR 10 PM 5:29
SECRETARY OF STATE
TALLAHASSEE FLORIDA

N/C 0087

4-17-02

☐ Please reply

☐ No reply necessary

SIGNED

[Signature]

ARTICLES OF INCORPORATION
OF
PRAIRIE HOME OWNERS ASSOCIATION INC.

FILED

02 APR 10 PM 5:29

WE, THE UNDERSIGNED, do hereby associate ourselves together for the purpose of becoming a corporation under the laws of the State of Florida, providing for the formation, liability, rights, privileges and immunities of a corporation not for profit organized under Chapter 617, Florida Statutes as now exist, or as hereafter amended.

ARTICLE I

The name of this corporation shall be PRAIRIE HOME OWNERS ASSOCIATION INC.

ARTICLE II

The duration of the corporation shall be perpetual, and shall commence at the time of filing these articles with the Department of State. The principal place of business of said corporation shall be in Okeechobee County, Florida, with the privilege of having branch offices at other places within the State of Florida, and within or without the United States of America, the mailing address of the corporation to be: 19120 N.W. 270th Street, Okeechobee, Florida, 34974.

ARTICLE III

The general nature of the business and the objects and purposes to be transacted and carried on are to do any and all things hereinafter named as freely and to the same extent as natural person might or could do, to-wit:

The purpose of the homeowner's association shall be to preserve and protect the mutual interests of those home and landowners in the area of Okeechobee County, Florida known as the "prairie" or as "Viking" properties; including meeting to discuss common problems in the area, solutions to those

problems; co-ordinating such efforts with law enforcement and other state agencies to assist in enforcement of laws and enhancement of environmental issues; and to generally promote the area for families and residents to improve the quality of life.

In furtherance of this purpose, as herein set out, this corporation shall have and exercise all powers granted to corporations not for profit under the provisions of the laws of Florida, and from time to time, in addition thereto and not in limitation thereof, to acquire, construct, lease, maintain, and operated any and all buildings, offices, and equipment which may be necessary for desirable for the accomplishment of its purpose.

To solicit and collect funds, assessments and contributions; to receive by gift, deed, bequest or devise, or otherwise acquire money and property of every kind and description for its purpose as herein set forth.

To borrow money, purchase, receive by gift, devise or bequest, hold mortgage, lease, sell or otherwise acquire or dispose of real or personal property of every kind and description as may be necessary or desirable for its purpose; to assess and collect liens for assessments or capital improvements.

To do any and all lawful acts that may be necessary, useful, suitable, desirable or proper for the furtherance, accomplishment, or attainment of its purpose and to cooperate with other individuals, corporations, groups, or agencies engaged in the same or similar purpose.

The association is formed for charitable and benevolent purposes and it is not to be used for business or pecuniary gain or profit of any private person or group of persons.

ARTICLE IV

This corporation is organized on a non-stock basis, and membership may be by certificates of membership. Membership in this corporation shall be open to any home or landowner in and near the prairie, as well as other interested individuals in the continued welfare of this neighborhood, regardless of race, color, gender or national origin.

Under the membership, the charter members of this corporation are set out in a list attached hereto.

ARTICLE V

The number of directors of this corporation shall not be less than three (3), or more than eleven (11), unless otherwise changed by the by-laws. The directors are charged with the day to day legal and business affairs of the association.

The Board of Directors of this corporation shall consist of the following officers; a President, Vice-President, and Secretary/Treasurer, and also any other duly elected officer as provided in the by-laws. All members of the Board of Directors shall be active members of the corporation in good standing.

The Board shall be elected by a majority of the general membership of the corporation, in the manner, and for the term of office as set forth in the By-laws, and elections shall be held at least annually. Voting by members at any regular or specially called meeting may be performed in person, by proxy or by written ballot, if so permitted by law or the by-laws.

ARTICLE VI

This corporation shall have by-laws, adopted by the Board of Directors of the Corporation immediately upon the approval of these Articles of Incorporation, which shall remain in effect until altered, amended, or rescinded.

These by-laws of the corporation, the Articles of Incorporation, and any amendment, rescission, or alteration thereof may be altered, amended, or rescinded only by a two-thirds vote of all eligible members voting at any regular or special meeting of the membership, provided however, that

written notice of any proposed amendment or alteration shall first be given or mailed by the Board of Directors to all members of the Corporation at least 30 days prior to the meeting at which such amendment shall be considered. If said amendment is changed at that meeting, it will require another 30 day waiting period before an adoption vote can take place.

ARTICLE VII

The first Board of Directors, and initial incorporators of this corporation and the post office address of each, who shall hold office for the first year, or until their successors are named, shall be:

CATERINA T. ENGELS
Incorporator

President
Member of the Board
19120 N.W. 270 ST.
Okeechobee, Florida

JONATHAN FRIEDMAN
Incorporator

Vice President
Member of the Board
2151 N.E. 42 C^T. #224
LHP, Florida 33064

DONALD ARPIN
Incorporator

Treasurer
Member of the Board
4920 N. Dixie Hwy.
FTL Florida 33334

ARTICLE VIII

In accordance with Chapter 48.091, Florida Statutes, the above named corporation, PRAIRIE HOME OWNERS ASSOCIATION INC., has named Jonathan Friedman 2151 N.E. 42nd. Court #224, LHP, Florida 33064 as its registered agent to accept service of process within the State of Florida.

ARTICLE IX

The initial members of this corporation shall be those group of persons listed herein as officers/incorporators.

ARTICLE X

This corporation is formed specifically to comply with the provisions of Section 501(c) of the Internal Revenue Code, U.S.C.A. and to qualify as a non-profit corporation and an exempt organization under said code. In the event the corporation ceases to operate as a bona fide non-profit corporation, the directors, by majority vote, shall distribute any assets only to organizations exempt from Federal Income Tax under Section 501 (c)(3) and 170 (c)(2) of the Internal Revenue Code, or to the Federal, State or local government for public use.

ARTICLE XI

In the event of dissolution of the Corporation for any reason, its charter shall expire or terminate, the assets of the Corporation shall be disposed of as follows:

Upon dissolution of the corporation, the Board of Directors shall alter paying or making provision for the payment of all the liabilities of the corporation, dispose of all the assets of the corporation exclusively for the purpose of the corporation in such manner, only to organizations exempt from Federal Income Tax under Section 501(c)(3) and 170(c)(2) of the Internal Revenue Code, and shall at that time qualify as an exempt organization or organizations under Section 501 (c)(3) of the Internal Revenue Code of 1954, or as hereafter amended, as the Board of Directors shall determine. Any such assets not so disposed of shall be disposed by the circuit court of the County in which the principal offices of the corporation is then located, exclusively for such purpose or to such organizations as said court shall determine, which are organized and operated exclusively for such purposes.

Caterina Engles
President and Member of
the Board, incorporator

Jonah Palmer
Vice-President and Member of
the Board, incorporator

[Signature]
Treasurer, and Member of
the Board, incorporator

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

I HEREBY CERTIFY that CATERINA T. ENGLES appeared before me
and is personally known to me, or identified himself/herself by
the following: Known to me, and who being
first duly sworn according to law signed these articles of
incorporation as his/her free act and deed on this 26 day of
January, 2002.

M. Jane Duncan
NOTARY PUBLIC
My Commission Expires:



M. Jane Duncan
Commission # CC 829487
Expires May 2, 2003
Bonded Thru
Atlantic Bonding Co., Inc

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

I HEREBY CERTIFY that JONATHAN FRIEDMAN appeared before me and is personally known to me, or identified himself/herself by the following: Known to me, and who being first duly sworn according to law signed these articles of incorporation as his/her free act and deed on this 29 day of January, 2002.

M. Jane Duncan
NOTARY PUBLIC
My Commission Expires:

STATE OF FLORIDA
COUNTY OF OKEECHOBEE



M. Jane Duncan
Commission # CG 829487
Expires May 2, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

I HEREBY CERTIFY that DONALD ARPIN appeared before me and is personally known to me, or identified himself/herself by the following: Known to me, and who being first duly sworn according to law signed these articles of incorporation as his/her free act and deed this 29 day of January, 2002.


M. Jane Duncan
NOTARY PUBLIC
My commission expires:



M. Jane Duncan
Commission # CG 829487
Expires May 2, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

ACCEPTANCE OF RESIDENT AGENT

I hereby accept the position of Resident Agent for service of process upon this corporation.


JONATHAN FRIEDMAN

SWORN TO AND SUBSCRIBED before me, the undersigned authority, this 26 day of February, 2002 by JONATHAN FRIEDMAN who is personally known to me, or who offered the following identification: FL DL F635420591010.


NOTARY PUBLIC

