

No 20000006408

TRANSMITTAL LETTER

FILED
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
02 AUG 22 AM 7:53

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

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-08/22/02--01029--015
*****78.75 *****78.75

SUBJECT: Peachtree Place Property Owners 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: Sally Larson
Name (Printed or typed)

500 Australian Ave So #110
Address

West Palm Beach FL 33401
City, State & Zip

561-659-5400
Daytime Telephone number

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

[Handwritten signature]

**ARTICLES OF INCORPORATION OF
PEACHTREE PLACE PROPERTY OWNERS ASSOCIATION, INC.**

(A Florida Corporation Not-For-Profit Corporation)

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DIVISION OF CORPORATIO.

The undersigned incorporator, for the purpose of forming a corporation not-for-profit pursuant to the laws of the State of Florida, Florida Statutes, Chapter 617, hereby adopts the following Articles of Incorporation:

PREAMBLE

PEACHTREE RESIDENTIAL, INC., a Florida corporation, and PEACHTREE COMMERCIAL, LLC, a Florida limited liability company ("Declarants") own certain property in St. Lucie County, Florida (the "Property"), and intend to execute and record a Declaration of Covenants, Restrictions and Easements (the "Declaration") which will affect the Property. This association is being formed as the association to administer the Declaration, and to perform the duties and exercise the powers pursuant to the Declaration, as and when the Declaration is recorded in the Public Records of St. Lucie County, Florida, with these Articles of Incorporation attached as an exhibit. All of the definitions contained in the Declaration shall apply to these Articles of Incorporation, and to the Bylaws of the Association.

ARTICLE I - NAME

The name of the corporation is Peachtree Place Property Owners Association, Inc., a Florida corporation not-for-profit, hereinafter (the "Association").

ARTICLE II – PRINCIPAL OFFICE

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

500 Australian Ave So., Suite 110
West Palm Beach, FL 33401

ARTICLE III – PURPOSE

The purposes for which the Association is organized are to operate as a corporation not-for-profit pursuant to Chapter 617 of the Florida Statutes; to enforce and exercise the duties of the Association as provided in the Declaration, to improve, maintain, and operate the Property together with the improvements now or hereafter located thereon; and to promote the health,

safety, welfare, comfort and social and economic benefit of the members of the Association as Owners of portions of the Property.

ARTICLE IV – MANNER OF ELECTION

Directors of the Association shall be elected at the annual meeting of the members, in the manner determined by the Bylaws. Directors may be removed, and vacancies on the Board shall be filled, in the manner provided by the Bylaws.

The first election of directors shall not be held until the Declarant has closed the sales of all Lots within the Property, or until the Declarant elects to terminate its control of the Association, whichever shall first occur. The directors named in these Articles shall serve until the first election of directors, and any vacancy in their number occurring before the first election shall be filled by the remaining directors.

ARTICLE V – INITIAL DIRECTORS/OFFICERS

The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Paul Rhodes	500 South Australian Avenue, Suite 110 West Palm Beach, FL 33401
Sally Larson	500 South Australian Avenue, Suite 110 West Palm Beach, FL 33401
Alicia Ledgister	500 South Australian Avenue, Suite 110 West Palm Beach, FL 33401

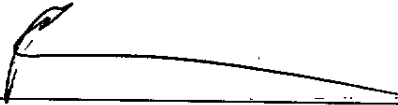
ARTICLE VI – INITIAL REGISTERED AGENT AND ADDRESS

The registered office of the Association shall be at 500 South Australian Avenue, Suite 110, West Palm Beach, FL 33401, or at such other place as may be subsequently designated by the Board.

The name and address of the initial registered agent of the Association is Paul Rhodes 500 South Australian Avenue, Suite 110, West Palm Beach, FL 33401, West Palm Beach, Florida 33401, or such other person as may be subsequently designated by the Board.

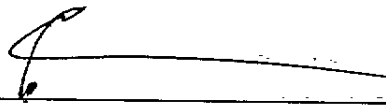
ARTICLE VII – INCORPORATOR

The name and address of the incorporator is Paul Rhodes 500 South Australian Avenue, Suite 110, West Palm Beach, FL 33401, West Palm Beach, Florida 33401.



PAUL RHODES, Incorporator

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



Paul Rhodes, Registered Agent

8/6/02

Date