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**FLORIDA PROFIT CORPORATION OR P.A.****Pineapple Ridge Property Owners Association, Inc.**

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FLORIDA DEPARTMENT OF STATE

Ken Deitzner  
Secretary of State

February 10, 2003

CORPORATE CREATIONS INTERNATIONAL INC.

SUBJECT: PINEAPPLE RIDGE PROPERTY OWNERS ASSOCIATION, INC.  
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**ARTICLES OF INCORPORATION  
OF  
PINEAPPLE RIDGE PROPERTY OWNERS ASSOCIATION, INC.**

The undersigned incorporator, desiring to form a corporation not for profit under Chapter 617, Florida Statutes, as amended, hereby adopts the following Articles of Incorporation:

**ARTICLE I  
NAME AND PRIMARY ADDRESS**

The name of the corporation shall be PINEAPPLE RIDGE PROPERTY OWNERS ASSOCIATION, INC. The primary address of the Pineapple Ridge Property Owners Association, Inc. shall be 1860 Old Okeechobee Road, Suite 508, West Palm Beach, FL 33409.

**ARTICLE II  
PURPOSES AND POWERS**

The objects and purposes of the Pineapple Ridge Property Owners Association, Inc. are those objects and purposes as are authorized by the Declaration of Covenants for PINEAPPLE RIDGE PROPERTY OWNERS ASSOCIATION, INC. recorded (or to be recorded) in the Public Records of Brevard County, Florida, as hereafter amended and/or supplemented from time to time (the "Covenants"). The further objects and purposes of the Pineapple Ridge Property Owners Association, Inc. are to preserve the values and amenities in The Properties and to maintain the Common Areas for the benefit of the Members of the Pineapple Ridge Property Owners Association, Inc.

The Pineapple Ridge Property Owners Association, Inc. is not organized for profit and no part of the net earnings, if any, shall inure to the benefit of any Member or individual person, firm or corporation.

The Pineapple Ridge Property Owners Association, Inc. shall have the power to contract for the management of the Pineapple Ridge Property Owners Association, Inc. and to delegate to the party with whom such contract has been entered into the powers and duties of the Pineapple Ridge Property Owners Association, Inc., except those which require specific approval of the Board of Directors or Members.

The Pineapple Ridge Property Owners Association, Inc. shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of these Articles and the Covenants identified above. The Pineapple Ridge Property Owners Association, Inc. shall also have all of the powers necessary to implement the purposes of the Pineapple Ridge Property Owners Association, Inc. as set forth in the Covenants and to provide for the general health and welfare of its membership.

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Definitions set forth in the Covenants are incorporated herein by this reference.

### **ARTICLE III MEMBERS**

**Section 1. Membership.** Every person or entity who is a record owner of a fee or undivided fee interest in any Parcel shall be a Member of the Pineapple Ridge Property Owners Association, Inc., provided that any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a Member.

**Section 2. Voting Rights.** The Members shall be all Owners. The Pineapple Ridge Property Owners Association, Inc. shall have one (1) class of voting membership. Members shall be entitled to one (1) vote for each ten thousand (10,000) square feet of land or fraction thereof located within a Parcel in which they hold the interests required for membership by Section 1. The determination of Parcel area and corresponding number of votes shall be as stipulated in Article V, Section 3 of the Covenants. When more than one person holds such interest or interests in any Parcel, all such persons shall be Members, but the votes for such Parcel shall be exercised as they among themselves determine, provided that the votes with respect to any such Parcel shall not be divisible.

**Section 3. Meetings of Members.** The By-Laws of the Pineapple Ridge Property Owners Association, Inc. shall provide for an annual meeting of Members, and may make provisions for regular and special meetings of Members other than the annual meeting. A quorum for the transaction of business at any meeting of the Members shall exist if Members in good standing shall be present, or represented by proxy at the meeting, holding at least 50% of the votes of all Members.

**Section 4. General Matters.** When reference is made herein, or in the Covenants, By-Laws, Rules and Regulations, management contracts or otherwise, to a majority or specific percentage of Members, such reference shall be deemed to be reference to a majority or specific percentage of the votes of Members and not of the Members themselves.

### **ARTICLE IV CORPORATE EXISTENCE**

The Pineapple Ridge Property Owners Association, Inc. shall have perpetual existence; provided that if it is ever dissolved, its assets shall be conveyed to another association or public agency having a similar purpose.

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**ARTICLE V**  
**BOARD OF DIRECTORS**

**Section 1. Management by Directors.** The property, business and affairs of the Pineapple Ridge Property Owners Association, Inc. shall be managed by a Board of Directors, which shall consist of not less than three (3) persons, but as many persons as the Board of Directors shall from time to time determine. A majority of the directors in office shall constitute a quorum for the transaction of business. The By-Laws shall provide for meetings of directors, including an annual meeting.

**Section 2. Original Board of Directors.** The names and addresses of the first Board of Directors of the Pineapple Ridge Property Owners Association, Inc. , who shall hold office until the first annual meeting of Members and thereafter until qualified successors are duly elected and have taken office, shall be as follows:

<u>Name</u>	<u>Address</u>
Michael R. Lang	1860 Old Okeechobee Road Suite 508 West Palm Beach, FL 33409
Gary West	1520 Latham Road Suite 7 West Palm Beach, FL 33409
Roy Cline	251 Maitland Avenue Suite 203 Altamonte Springs, FL 32701

**Section 3. Election of Members of Board of Directors.** Except as otherwise provided herein and for the first Board of Directors, directors shall be elected by a plurality vote of the Members of the Pineapple Ridge Property Owners Association, Inc. at the annual meeting of the membership as provided by the By-Laws of the Pineapple Ridge Property Owners Association, Inc. , and the By-Laws may provide for the method of voting in the election and for removal from office of directors. All directors shall be members of the Pineapple Ridge Property Owners Association, Inc. residing in The Properties or shall be authorized representatives, officers, or employees of corporate or other business entity members of the Pineapple Ridge Property Owners Association, Inc. .

**Section 4. Duration of Office.** Members elected to the Board of Directors shall hold office until the next succeeding annual meeting of Members, and thereafter until qualified successors are duly elected and have taken office.

**Section 5. Vacancies.** If a Director elected by the general membership shall for

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any reason cease to be a director, the remaining directors so elected may elect a successor to fill the vacancy for the balance of the term. Further, by a 51% or greater vote of the Members, a Director may be removed, and a replacement appointed, at any time.

#### **ARTICLE VI OFFICERS**

**Section 1. Officers Provided For.** The Pineapple Ridge Property Owners Association, Inc. shall have a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time elect.

**Section 2. Election and Appointment of Officers.** The officers of the Pineapple Ridge Property Owners Association, Inc., in accordance with any applicable provision of the By-Laws, shall be elected by the Board of Directors for terms of one (1) year and thereafter until qualified successors are duly elected and have taken office. The By-Laws may provide for the method of voting in the election, for the removal from office of officers, for filling vacancies and for the duties of the officers. The President shall be a director; other officers may or may not be directors of the Pineapple Ridge Property Owners Association, Inc. . If the office of President shall become vacant for any reason, or if the President shall be unable or unavailable to act, the Vice President shall automatically succeed to the office or perform its duties and exercise its powers. If any office shall become vacant for any reason, the Board of Directors may, by majority vote, elect or appoint an individual to fill such vacancy.

**Section 3. First Officers.** The names and addresses of the first officers of the Pineapple Ridge Property Owners Association, Inc., who shall hold office until the first annual meeting of directors and thereafter until successors are duly elected and have taken office, shall be as follows:

**Name and Office**

**Address**

**President, Secretary and Treasurer:**

Michael R. Lang

1850 Old Okeechobee Road  
Suite 508  
West Palm Beach, FL 33409

#### **ARTICLE VII BY-LAWS**

The Board of Directors shall adopt By-Laws consistent with these Articles of Incorporation. Such By-Laws may be altered, amended or repealed in the manner set forth in the By-Laws.

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**ARTICLE VIII**  
**AMENDMENTS AND PRIORITIES**

**Section 1.** Amendments to these Articles of Incorporation shall be proposed and approved by the Board of Directors and thereafter submitted to a meeting of the membership of the Pineapple Ridge Property Owners Association, Inc. for adoption or rejection by affirmative vote of 66-2/3% of the Members, all in the manner provided in, and in accordance with the notice provisions of Florida Statute. 617.017.

**Section 2.** In case of any conflict between these Articles of Incorporation and the By-Laws, these Articles of Incorporation shall control; and in case of any conflict between these Articles of Incorporation and the Covenants, the Covenants shall control.

**ARTICLE IX**  
**INCORPORATOR**

The name and address of the incorporator of this corporation is:

John T. Metzger, Esq.  
Reid, Metzger & Bernhardt, P.A.  
250 Australian Avenue South, Suite 700  
West Palm Beach, Florida 33401

**ARTICLE X**  
**INDEMNIFICATION**

**Section 1.** The Pineapple Ridge Property Owners Association, Inc. shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that he is or was a director, employee, officer or agent of the Pineapple Ridge Property Owners Association, Inc. , against all expenses (including attorneys' fees and appellate attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by such person in connection with such action, suit or proceeding, unless (a) it is determined by a court of competent jurisdiction, after all available appeals have been exhausted or not pursued by the proposed indemnitee, that such person did not act in good faith or that such person acted in a manner which is believed to be not in or opposed to the best interest of the Pineapple Ridge Property Owners Association, Inc. , and, with respect to any criminal action or proceeding, that such person had reasonable cause to believe his conduct was unlawful, and (b) such court further determines specifically that indemnification should be denied. The termination of any action, suit or proceeding by judgment, order, settlement,

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conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith or did act in a manner which is believed to be not in or opposed to the best interest of the Pineapple Ridge Property Owners Association, Inc., and with respect to any criminal action or proceeding, that such person had reasonable cause to believe that such conduct was unlawful.

**Section 2.** To the extent that a director, officer, employee or agent of the Pineapple Ridge Property Owners Association, Inc. has been successful on the merits or otherwise in defense of any action, suit or proceeding referred to in Section 1 above or in defense of any claim, issue or matter therein, such person shall be indemnified against expenses (including attorneys' fees and appellate attorneys' fees) actually incurred by such person in connection therewith.

**Section 3.** The indemnification provided by this Article shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any by-law, agreement, vote of Members or otherwise, both as to action in such person's official capacity while holding such office or otherwise, and shall continue as to a person who has ceased to be director, officer, employee or agent and shall inure to the benefit of the heirs, executors and administrators of such person.

**Section 4.** The Pineapple Ridge Property Owners Association, Inc. shall have the power to purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the Pineapple Ridge Property Owners Association, Inc., or is or was serving at the request of the Pineapple Ridge Property Owners Association, Inc. as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise. Such insurance shall cover any liability asserted against such person and incurred by such person in any such capacity, or arising out of such person's status as such, whether or not the Pineapple Ridge Property Owners Association, Inc. would have the power to indemnify such person against such liability under the provisions of this Article.

**Section 5.** The provisions of this Article X shall not be amended.

#### ARTICLE XI REGISTERED AGENT

Until changed, John T. Metzger, Esq., shall be the registered agent of the Pineapple Ridge Property Owners Association, Inc. and the registered office shall be at c/o Reid, Metzger & Bernhardt, P.A., 250 Australian Avenue South, Suite 700, West Palm Beach, Florida 33401.

IN WITNESS WHEREOF, the aforesaid incorporator has hereunto set his hand this 10th day of February, 2003.

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John T. Metzger, Esq.

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of February, 2003, by John T. Metzger, who is personally known to me and who did not take an oath.

  
NOTARY PUBLIC

Print Name: \_\_\_\_\_

Commission Exp.: \_\_\_\_\_

Commission No.: \_\_\_\_\_

SEAL



Deborah E. Johnson  
MY COMMISSION # 00059164 EXPIRES  
December 19, 2003  
BONDSETHREE TECH FARM INSURANCE, INC.

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FEB. 10. 2003 1:01PM

NO. 3974 P. 9

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**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM  
PROCESS MAY BE SERVED**

03 FEB 10 AM 8:22  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

In compliance with the laws of Florida, the following is submitted:

First—That desiring to organize under the laws of the State of Florida with its principal office, as indicated in the foregoing articles of incorporation, at City of West Palm Beach, County of Palm Beach, State of Florida, the corporation named in said articles has named John T. Metzger, Esq. located at 250 Australian Avenue South, Suite 700, West Palm Beach, Florida 33401, as its statutory registered agent.

Having been named the statutory registered agent of the above corporation at the place designated in this certificate, I hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.

  
John T. Metzger  
REGISTERED AGENT

Dated this 8<sup>th</sup> day of February, 2003.

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