

No3000005914

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP

☐ WAIT

☐ MAIL

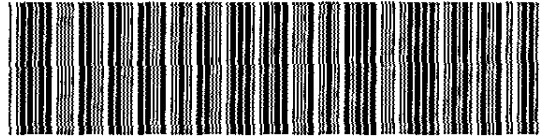
(Business Entity Name)

(Document Number)

Certified Copies \_\_\_\_\_ Certificates of Status \_\_\_\_\_

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2003 JUL 11 PM 4:32

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

RECEIVED

07 JUL 11 PM 1:09

STATE  
ATTORNEYS  
GENERAL

07-11-03

## ATTORNEYS' TITLE

Requestor's Name

1965 Capital Circle NE, Suite A

Address

Tallahassee, Fl 32308

City/St/Zip

850-222-2785

Phone #

## CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

- 1- OAK COVE VILLAS HOMEOWNERS ASSOCIATION, INC.
- 2-
- 3-
- 4-

☒ Walk-in

☐ Pick-up time ASAP

☒ Certified Copy

☐ Mail-out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

### NEW FILINGS

<input type="checkbox"/>	Profit
<input checked="" type="checkbox"/>	Non-Profit
<input type="checkbox"/>	Limited Liability
<input type="checkbox"/>	Domestication
<input type="checkbox"/>	Other

### AMENDMENTS

<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Resignation of R.A., Officer/Director
<input type="checkbox"/>	Change of Registered Agent
<input type="checkbox"/>	Dissolution/Withdrawal
<input type="checkbox"/>	Merger

### OTHER FILINGS

<input type="checkbox"/>	Annual Report
<input type="checkbox"/>	Fictitious Name
<input type="checkbox"/>	Name Reservation

### REGISTRATION/QUALIFICATION

<input type="checkbox"/>	Foreign
<input type="checkbox"/>	Limited Partnership
<input type="checkbox"/>	Reinstatement
<input type="checkbox"/>	Trademark
<input type="checkbox"/>	Other

Examiner's Initials

FILED

2003 JUL 11 PM 4:32

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

## ARTICLES OF INCORPORATION

OF

### OAK COVE VILLAS HOMEOWNERS ASSOCIATION, INC.

\*\*\*\*\*

In compliance with the requirements of the laws of Florida regarding non profit corporations, the undersigned, all of whom of full age, have this day voluntarily associated themselves together for the purpose of forming a corporation not for profit, and do hereby swear:

#### ARTICLE I – NAME

The name of the corporation is: **OAK COVE VILLAS HOMEOWNERS ASSOCIATION, INC.**, hereafter sometimes called “the Association”.

#### ARTICLE II – PRINCIPAL OFFICE

The principal place of the Association and mailing address of this corporation is 1450 N. US-1, Ste. 500, Ormond Beach, Florida 32173-0565.

#### ARTICLE III – INITIAL REGISTERED AGENT AND ADDRESS

The name and address of the initial registered agent is ROBERT KIT KOREY, ESQ., 595 West Granada Blvd., Ste. A, Ormond Beach, Florida 32174-9448.

#### ARTICLE IV – NATURE OF BUSINESS

The general nature of the business to be transacted is as follows:

- (a) To enforce the provisions appertaining to Oak Cove Villas, contained n the Declaration of Covenants and Restrictions of Oak Cove Homeowners’ Association, Inc., hereinafter referred to as “the Declaration”;
- (b) To accomplish the foregoing purpose, the corporation shall have all corporate powers permitted under Florida laws.

## **ARTICLE V – MEMBERSHIP**

Every person or entity who is the record owner of a fee simple or undivided fee simple interest in any lot which is subject to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership on any lot which is subject to assessment by the Association.

## **ARTICLE VI – VOTING RIGHTS**

The Association shall have two classes of voting membership:

Class A: Class A members shall be all owners, with the exception of Declarant, as identified and defined in the Declaration, and shall be entitled to one vote for each lot owned.

When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any one lot;

Class B: Class B members shall be the Declarant, and shall be entitled to three votes for each lot owned. Class B membership shall cease and be converted to Class A membership at the happening of either of the following events, whichever occurs first:

- (a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) On December 31, 2007.

## **ARTICLE VII – BOARD OF DIRECTORS**

The affairs of the Association shall be managed by a board of directors, which shall be comprised of not less than three (3) directors not more than five (5) directors, with the actual

number of directors serving to be determined by the board of directors. The number of directors may be changed by amendment of the by-laws of the Association. The names and addresses of the persons who are to act as the first board of directors until their successors are chosen, are as follows:

SCOTT VANACORE  
1450 US-1, Ste. 500  
Ormond Beach, Florida 32173-0565

TODD VANACORE  
1450 US-1, Ste. 500  
Ormond Beach, Florida 32173-0565

#### **ARTICLE VIII – DISSOLUTION**

The Association may be dissolved with the consent given in writing and signed by not less than two third of each class of membership. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

#### **ARTICLE IX – DURATION**

The corporation shall exist perpetually.

#### **ARTICLE X – AMENDMENTS**

Amendments to these Articles of Incorporation shall require the consent of seventy-five percent (75%) of the entire membership.

ARTICLE XI-FHA/VA APPROVAL

As long as there is a Class B membership, the following actions may require the prior approval of the Federal Housing Administration or the Veteran's Administration before the development will qualify for FHA/VA financing:

Acquisition of Additional properties; mergers and consolidations, mortgaging of common areas, dedication of common areas, dissolution and amendment of these Articles.

ARTICLES XII - SUBSCRIBERS

The names and addresses of the subscribers to these Articles of Incorporation are as follows:

SCOTT VANACORE  
1450 N. US-1, Ste. 500  
Ormond Beach, Florida 32173-0565

TODD VANACORE  
1450 N. US-1, Ste. 500  
Ormond Beach, Florida 32173-0565

IN WITNESS WHEREOF, for the purposes of forming this corporation under the laws of the State of Florida, we, the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation, on this 30 day of June, 2003.

  
SCOTT VANACORE

  
TODD VANACORE

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE STATED CORPORATION, AT THE PLACE DESIGNATED ABOVE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

  
ROBER KIT KOREY