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4-4-30

TRANSMITTAL LETTER

 ORIGINAL

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

SUBJECT: VILLAGE GLEN HOMEOWNERS 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: CHARLES PALMERI
Name (Printed or typed)
10 PEPPER DR
Address
MELBOURNE FL 32934
City, State & Zip
321-253-0169
Daytime Telephone number

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

ARTICLES OF INCORPORATION
OF
VILLAGE GLEN HOMEOWNERS ASSOCIATION, INC.

A Not-For-Profit Florida Corporation

I, the undersigned, for the purposes of forming a Not-for-Profit corporation under the laws of the State of Florida, and in compliance with the requirements of Chapter 617 and Chapter 723, Florida Statutes, hereby certify as follows:

ARTICLE I

NAME

The name of this corporation is:

VILLAGE GLEN HOMEOWNERS ASSOCIATION, INC.

The principal office address is:

10 Pepper Drive
Melbourne, Florida 32934

ARTICLE II

REGISTERED AGENT / OFFICE

The name of the initial Registered Agent of this corporation at that address is:

Charles Palmeri

The street address of the initial registered office of this corporation is:

10 Pepper Drive
Melbourne, Florida, 32934

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ARTICLE III

NON-STOCK BASIS

This corporation shall be organized on a non-stock basis and shall not issue shares of stock.

ARTICLE IV

EXISTENCE

The term of the corporation shall be perpetual.

ARTICLE V

MEMBERSHIP

The qualification of members and the manner of their admission to the corporation shall be regulated by the Bylaws. More than two-thirds of the mobile home owners in the park have consented in writing to become members of the corporation.

ARTICLE VI

PURPOSE AND POWERS

This corporation does not contemplate pecuniary gain or profit to the members thereof, and the specific and primary purposes for which this corporation is formed are:

- A. For the advancement of charitable purposes by the distribution, if possible, of its funds for such purposes.
- B. To operate, if applicable; in such manner as will qualify it as an exempt organization under Section 501 (c) of the Internal Revenue Code of 1954, as amended, or under any corresponding provisions of any subsequent federal tax laws, covering the distributions to organizations qualified as tax exempt organizations under the Internal Revenue code, as amended.
- C. To represent the mobile home owners in the park, their successors and assigns, pursuant to the provisions of Chapter 723, Florida Statutes.
- D. To negotiate for, acquire and operate the mobile home park on behalf of the mobile home owners.
- E. To convert the mobile home park, once acquired, to a condominium, a cooperative form, or other type of ownership. Upon acquisition of the property the Association shall be the entity that creates a cooperative, offers cooperative units for sale or lease in the ordinary

course of business, or, if the home owners choose a different form of ownership, the entity that owns the record interest in the property and that is responsible for the operation of the property.

- F. To contract, sue or be sued with respect to the exercise or non-exercise of its powers. For these purposes, the powers of the Association include, but are not limited to, the maintenance, management, and operation of the park property.
- G. To institute, maintain, settle, or appeal actions or hearings in its name on behalf of all home owners concerning matters of common interest, pursuant to Chapter 723, Florida Statutes, Rule 1.222, Florida Rules of Civil Procedure, and other applicable laws or rules. In addition, the corporation shall have all the powers specified in Sections 617.0302 and 617.0303, Florida Statutes, or its successor statute.
- H. To make and collect assessments and to purchase, lease, maintain, and replace the common areas upon purchase of the mobile home park.
- I. To purchase lots in the park and to acquire and hold, lease, mortgage and convey the property.
- J. To modify or move or create any easement for ingress and egress or for the purposes of utilities if the easement constitutes part of or crosses the park property upon purchase of the mobile home park:'-
- K. To conduct Bingo games, as provided in Chapter 849.093, Florida Statutes, or its successor statutes.

ARTICLE VII

DIRECTORS

Section 1. The Powers of this corporation shall be exercised, its properties controlled and its affairs conducted by a Board of Directors, consisting of not less than three (3) persons. The initial number of directors of the corporation shall be five (5); provided however, that such number may be changed by a bylaw duly adopted.

Section 2. The directors named herein as the first Board of Directors shall hold office until the first annual meeting of the membership at which time an election of directors shall be held. The manner in which the Directors shall be elected will be determined in the bylaws.

THE NAMES AND ADDRESSES OF THE INITIAL BOARD OF DIRECTORS OF
THIS CORPORATION ARE:

<u>NAME</u>	<u>ADDRESS</u>
Frank Dimond	100 Evelyn Dr. Melbourne, Florida 32934
Alan A. Jorgensen	126 Theresa Drive Melbourne, Florida 32934
Charles Palmeri	10 Pepper Drive Melbourne, Florida 32934
Vicki Hastings	6 Pepper Drive Melbourne, Florida 32934
Lois P. Spearman	8 Amoskeag Road Concord, New Hampshire 03301

ARTICLE VIII

INCORPORATOR

The name and address of the Incorporator signing these Articles of Incorporation

Alan A. Jorgensen
126 Theresa Drive
Melbourne, Florida 32934

ARTICLE IX

BYLAWS

The initial Bylaws of this corporation shall be adopted at the first meeting of the Board of Directors or as soon thereafter as is practically possible. The Bylaws may be amended or repealed, in whole or in part, in the manner provided therein. Any amendments to the By-Laws shall be binding on all members of this corporation.

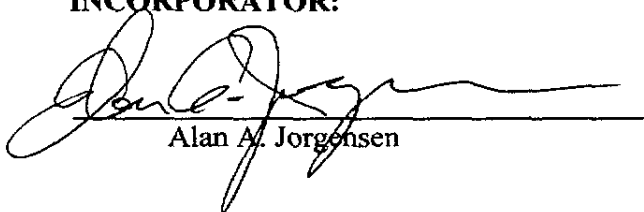
ARTICLE X

AMENDMENT OF ARTICLES

Section 1. Amendments to these Articles of Incorporation may be proposed by resolution adopted by the Board of Directors and presented to a quorum of the members for their vote in the manner set forth in the bylaws of this corporation.

Section 2. The undersigned, being the Incorporator of this corporation, for the purpose of forming this not-for-profit corporation under the laws of the State of Florida, have executed these Articles of Incorporation this 23rd day of April, 2004.

INCORPORATOR:


Alan A. Jorgensen

STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, the undersigned authority, personally appeared Alan A. Jorgensen, to me known to be the person who executed the foregoing Articles of Incorporation and who acknowledged to and before me that he executed such instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of April, 2004



Signature of Notary Public

Barbara J. Miller

Print or type name of Notary

My commission expires: 11-4-04



Barbara J. Miller
MY COMMISSION # CC972659 EXPIRES
November 4, 2004
BONDED THRU TROY FAIN INSURANCE, INC

ACCEPTANCE BY REGISTERED AGENT

The undersigned is familiar with and hereby accepts the duties and responsibilities as Registered Agent of VILLAGE GLEN HOMEOWNERS ASSOCIATION, INC., which is contained in the foregoing Articles of Incorporation.

Dated this 23 APR day of April, 2004

Charles Palmeri

Charles Palmeri
Registered Agent

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STATE OF FLORIDA
COUNTY OF BREVARD

BEFORE ME, the undersigned authority, personally appeared Charles Palmeri, to me known to be the person who executed the foregoing Acceptance By Registered Agent and who acknowledged to and before me that he executed such instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of April, 2004



Barbara J. Miller
MY COMMISSION # CC972659 EXPIRES
November 4, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

Barbara J Miller
Signature of Notary Public

Barbara J Miller
Typed or printed name of Notary

My commission expires: 11-4-04