

N04000005025

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

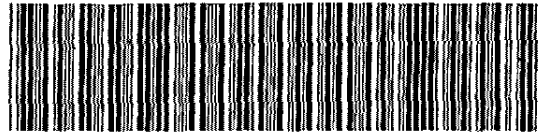
(Business Entity Name)

(Document Number)

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

Special Instructions to Filing Officer:

Office Use Only



900036252269

05/17/04--01020--006 \*\*78.75

FILED  
04 MAY 17 AM 11:52  
SECTION 201  
TALLAHASSEE, FLORIDA

## TRANSMITTAL LETTER

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

SUBJECT: Spring Garden Ranch 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: ELIZABETH J Hardiman  
Name (Printed or typed)

PO Box 1682 / 900 Spring garden Ranch Rd. #4  
Address

DeLeon Springs FL 32130  
City, State & Zip

386-985-6213  
Daytime Telephone number

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

**ARTICLES OF INCORPORATION  
OF  
SPRING GARDEN RANCH 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:

SPRING GARDEN RANCH HOMEOWNERS ASSOCIATION, INC.

The principal office address is

900 Spring Garden Ranch Road #42  
P.O. Box 1682  
DeLeon Springs, Florida 32130

**ARTICLE II**

**REGISTERED AGENT/OFFICE**

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

David Whitteaker

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

900 Spring Garden Ranch Road #40  
P.O. Box 989  
DeLeon Springs, Florida 32130

FILED  
04 MAY 17 AM 11:52  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

### **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 By-Laws. 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 of 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 homeowners 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 contact, 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 statutes.

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

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 By-Law duly adopted.

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 By-Laws.

The names and addresses of the Board of directors of this corporation are:

NAME	ADDRESS
Elizabeth J. Hardiman	900 Spring Garden Ranch Road #42 DeLeon Springs, Florida 32130
David A Whitteaker	900 Spring Garden Ranch Road #40 DeLeon Springs, Florida 32130
Eleanor Hughson	900 Spring Garden Ranch Road #11 DeLeon Springs, Florida 32130
Barbara J. Bailey	900 Spring Garden Ranch Road #47 DeLeon Springs, Florida 32130
Kristi O'Mara	900 Spring Garden Ranch Road #22 DeLeon Springs, Florida 32130

**ARTICLE VIII**

**INCORPORATOR**

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

Elizabeth J. Hardiman  
900 Spring Garden Ranch Road #42  
DeLeon Springs, Florida 32130

**ARTICLE IX**

**BY-LAWS**

The initial By-Laws of this corporation shall be adopted at the first meeting of the Board of Directors or as soon thereafter as is practically possible. The By-Laws 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**

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 By-Laws of this corporation.

The undersigned, being the Incorporator of this corporation, for the purpose of forming this non-for-profit corporation under the laws of the State of Florida, have executed these Articles of Incorporation this 6th day of May, 2004.

**INCORPORATOR:**

Elizabeth J. Hardiman  
Elizabeth J Hardiman

STATE OF FLORIDA  
COUNTY OF VOLUSIA

BEFORE ME, the undersigned authority, personally appeared, Elizabeth J. Hardiman, to me known to be the person who executed the foregoing Articles of Incorporation and who acknowledged to and before me that she executed such instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of May, 2004.

Kirsten Hagstrom-Rodriguez

Signature of Notary Public

Kirsten Hagstrom-Rodriguez

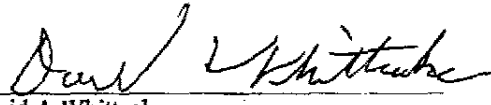
Print or type name



ACCEPTANCE BY REGISTERED AGENT

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

Dated this 10th day of May, 2004.

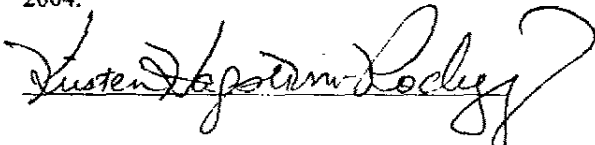
  
David A Whitteaker  
Registered Agent

RECEIVED  
SECRETARY OF STATE  
FLORIDA  
MAY 17 AM 11:53

STATE OF FLORIDA  
COUNTY OF VOLUSIA

BEFORE ME, the undersigned authority, personally appeared, David A Whitteaker, 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 10th day of May 2004.



Signature of Notary

Kirsten Hagstrom-Rodriguez

Typed or Printed Name of Notary

