

**NO4000010915**

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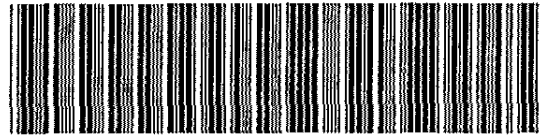
(Business Entity Name)

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11/27/04--01097--002 \*\*78.75

**FILED**  
04 NOV 22 PM 3:34  
SECRETARY OF STATE  
TALLAHASSEE FLORIDA

*11/27/04*

*TA 11/27*

**TRANSMITTAL LETTER**

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

**SUBJECT:** TROPICAL PARK 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**

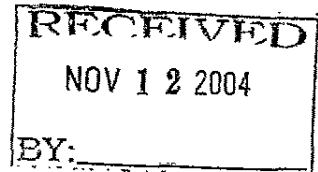
**FROM:** ROBERT A. D'ANGIO, JR., ESQUIRE  
Name (Printed or typed)

685 Royal Palm Beach Boulevard, Suite 205  
Address

Royal Palm Beach, FL 33411  
City, State & Zip

561-793-1200  
Daytime Telephone number

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



FLORIDA DEPARTMENT OF STATE  
Glenda E. Hood  
Secretary of State

November 9, 2004

ROBERT A D'ANGIO, JR, ESQ  
685 ROYAL PALM BEACH BLVD  
STE 205  
ROYAL PALM BEACH, FL 33411

SUBJECT: TROPICAL PARK PROPERTY OWNERS ASSOCIATION, INC.  
Ref. Number: W04000039609

We have received your document for TROPICAL PARK PROPERTY OWNERS ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

You failed to make the correction(s) requested in our previous letter.

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

An effective date may be added to the Articles of Incorporation **if a 2005 date is needed**, otherwise the date of receipt will be the file date. **A separate article must be added to the Articles of Incorporation for the effective date.**

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6855.

Tammy Hampton  
Document Specialist  
New Filings Section

Letter Number: 304A00062064

RECEIVED  
04 NOV 22 12 11:03



FLORIDA DEPARTMENT OF STATE

Glenda E. Hood  
Secretary of State

RECEIVED

04 NOV -9 PM 1:54

DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS  
TALLAHASSEE, FLORIDA

October 28, 2004

ROBERT A D'ANGIO, JR, ESQ  
685 ROYAL PALM BEACH BLVD  
STE 205  
ROYAL PALM BEACH, FL 33411

SUBJECT: TROPICAL PARK PROPERTY OWNERS ASSOCIATION, INC.  
Ref. Number: W04000039609

We have received your document for TROPICAL PARK PROPERTY OWNERS ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

The document must contain a registered agent with a Florida street address and a signed statement of acceptance. (i.e. I hereby am familiar with and accept the duties and responsibilities of Registered Agent.)

Section 617.0803, Florida Statutes, requires that the board of directors never have fewer than three directors.

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

An effective date may be added to the Articles of Incorporation **if a 2005 date is needed**, otherwise the date of receipt will be the file date. **A separate article must be added to the Articles of Incorporation for the effective date.**

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6855.

Tammy Hampton  
Document Specialist  
New Filings Section

Letter Number: 304A00062064

**ARTICLES OF INCORPORATION  
OF  
TROPICAL PARK PROPERTY OWNERS  
ASSOCIATION, INC.**

**FILED**

04 NOV 22 PM 3:34

SECRETARY OF STATE  
TALLAHASSEE FLORIDA

\* \* \*

The undersigned, by these Articles, associate themselves for the purpose of forming a not for profit corporation under Chapter 617, Florida Statutes, and certify as follows:

**ARTICLE I**

**NAME**

The name of the corporation will be Tropical Park Property Owners Association, Inc., hereinafter sometimes referred to as the Association. The principal address of the corporation is:

15355 Take Off Place  
Wellington, FL 33414

**ARTICLE II**

**PURPOSES**

The purposes for which the Association is organized are as follows:

- A. To hold fee simple title to the Common Area upon conveyance by the owner of a Villa pursuant to the Declaration of Covenants, Restrictions and Easements.
- B. To enforce all of the covenants, restrictions, conditions, limitations and reservations contained in the Declaration of Covenants, Restrictions and Easements.
- C. To maintain, preserve and improve the Common Area and to keep said property functional and secure for the Villa Owners' use.
- D. To provide an entity for the purpose of administering the Common Area.
- E. To operate without profit for the sole and exclusive benefit of its members.
- F. To perform all of the functions of the Association, and undertaken by the Board of Directors of the Association.

- G. **To obtain and maintain such insurance coverage as deemed required by the Board of Directors of the Association and necessary to comply with the provisions contained in the Declaration of Covenants, Restrictions and Easements.**

### **ARTICLE III**

#### **POWERS**

**The general powers of the Association will include and be governed by the following provisions:**

- A. **To accept title to the Common Area.**
- B. **To make and collect assessments from members to defray costs, expenses and losses of the property owned and operated by the Association.**
- C. **To maintain, repair and replace the Common Area and any personal property owned by the Association used thereon.**
- D. **To use the proceeds from assessments in the exercise of its powers and duties.**
- E. **To make, promulgate and amend reasonable rules and regulations, By-Laws, covenants, restrictions and agreements to effectuate the purpose for which the Association is organized.**
- F. **To enforce, by legal means, any and all covenants, restrictions, easements, rules, regulations and agreements applicable to "Tropical Park Property Owners association, Inc.", and as authorized by the By-Laws of the Association.**

### **ARTICLE IV**

#### **MEMBERS**

- A. **The members of the Association shall consist of the two Villa owners and a third person or entity selected by the two Villa owners.**

**Serge Bonsaint  
15355 Take Off Place  
Wellington, FL 33414**

**Danielle Vaillancourt  
15355 Take Off Place  
Wellington, FL 33414**

**Robert A. D'Angio, Jr.  
685 Royal Palm Beach Blvd.  
Suite 205  
Royal Palm Beach, Fl 33411**

## **ARTICLE V**

### **BOARD OF DIRECTORS**

- A. The affairs of the Association shall be managed by the Board of Directors, and shall consist of not less than three (3) Directors.**
- B. The names and addresses of the members of the first Board of Directors who shall hold office are as follows:**

**Serge Bonsaint  
15355 Take Off Place  
Wellington, FL 33414**

**Danielle Vaillancourt  
15355 Take Off Place  
Wellington, FL 33414**

**Robert A. D'Angio, Jr.  
685 Royal Palm Beach Blvd.  
Suite 205  
Royal Palm Beach, FL 33411**

- C. The Directors shall serve for a period of one (1) year with their term expiring at the succeeding annual election following their election and they shall continue to serve until such time as newly elected Directors are duly qualified.**
- D. The method of election of the Directors is stated in the Bylaws of the corporation. The above named Board of Directors shall serve until the first annual election promulgated and provided for in the Bylaws of the corporation.**

## **ARTICLE VI**

### **OFFICERS**

The officers of the Association, which shall be a President, a Vice-President and a Secretary and Treasurer, will administer the affairs of the Association and such other officers as the Board may from time to time create. The names and addresses of the officers who will serve until their successors are duly elected and qualified are:

#### **President**

**Serge Bonsaint**  
15355 Take Off Place  
Wellington, FL 33414

#### **Secretary/Treasurer**

**Danielle Vaillancourt**  
15355 Take Off Place  
Wellington, FL 33414

## **ARTICLE VII**

### **INDEMNIFICATION**

Every Director and every Officer of the Association shall have the right of indemnification from the Association against all loss, costs and expenses reasonably incurred by him, including, but not limited to any legal or equitable action, suit or administrative proceeding to which he may be made a party by reason of his being or have been a Director or Officer of the Association, to include reasonable attorney's fees, except as to matters wherein he is judged to be guilty of willful conduct.

## **ARTICLE VIII**

### **CORPORATE EXISTENCE**

The Association shall have perpetual existence.



## **ARTICLE IX**

### **BY-LAWS**

**The Board of Directors shall adopt By-Laws consistent with these Articles and the By-Laws may be altered, amended or repealed in the manner provided by said By-Laws.**

## **ARTICLE X**

### **AMENDMENT OF ARTICLES OF INCORPORATION**

**These Articles may be altered, amended or repealed by resolution of the Board of Directors and vote of two-thirds of the voting members after not less than thirty days written notice to all of the members informing them of the specific amendment to be voted upon.**

## **ARTICLE XI**

### **SUBSCRIBERS**

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

**Serge Bonsaint  
15355 Take Off Place  
Wellington, FL 33414**

**Danielle Vaillancourt  
15355 Take Off Place  
Wellington, FL 33414**

## **ARTICLE XII**

### **DISSOLUTION OF THE ASSOCIATION**

**The Association may be dissolved upon a resolution to that effect being recommended by Two-thirds (2/3) of the Board of Directors and approved by the voting members of the Association's members. Dissolution shall be accomplished in accordance with the laws of the State of Florida then in effect.**

ARTICLE XIII

EFFECTIVE DATE

The effective date of these Articles of Incorporation shall be the date of filing with the Florida Department of State.

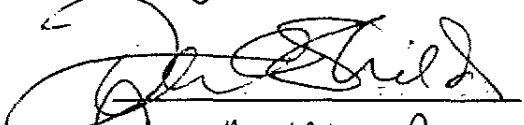
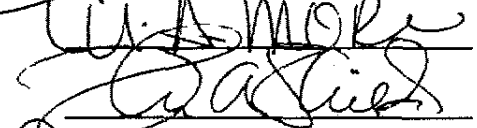
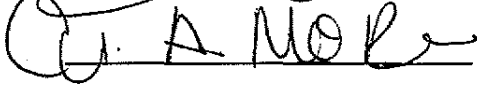
ARTICLE XIV

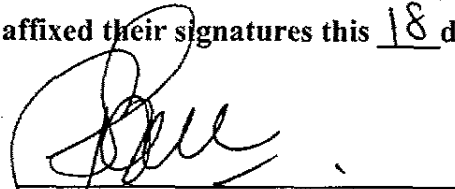
INITIAL REGISTERED AGENT AND STREET ADDRESS

The name and Florida street address of the registered agent is:

Robert A. D'Angio, Jr.  
685 Royal Palm Beach Blvd.  
Suite 205  
Royal Palm Beach, FL 33411

In witness whereof, the subscribers have affixed their signatures this 18<sup>th</sup> day of November 2004.

  
W. A. MORE  
  
W. A. MORE  
  
W. A. MORE

  
Serge Bonsaint

  
Danielle Vaillancourt

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

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted in compliance with said Act

That the TROPICAL PARK PROPERTY OWNERS ASSOCIATION, INC. (corporation not for profit) desiring to organize under the laws of the State of Florida, has named ROBERT A. D'ANGIO, JR., 685 Royal Palm Beach Blvd., suite 205, Royal Palm Beach, FL 33411, as its agent to accept service of process within this state.

**ACKNOWLEDGEMENT:**

Having been named to accept service of process for the above-stated corporation, at the place designated in this Certificate, I hereby accept to act in this capacity and agree to comply with the provisions of said Act relative to keeping open said office.



ROBERT A. D'ANGIO, JR.