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## TRANSMITTAL LETTER

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

SUBJECT: SANDERWOOD MOBILE HOME 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: JOSEPH E. DENNIE  
Name (Printed or typed)

2494 - 13 AVE NORTH LOT 64  
Address

ST. PETERSBURG FL 33713  
City, State & Zip

727- 420 - 9973  
Daytime Telephone number

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

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SECRETARY OF STATE  
DIVISION OF CORPORATIONS  
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Articles of Incorporation of  
Sander-Wood Mobile Home  
Owners Association Inc.

A Florida Non-Profit Corporation

Article I.

**NAME:**

The name of this Corporation is Sander-Wood Mobile Home Owners Association Inc.

Article II.

**ADDRESS:**

The address of the principle office of the Corporation is 2494 – 13 Ave North, Lot 64, St. Petersburg, FL. 33713

Article III.

**Purpose:**

The general purpose of the Corporation is to provide for the self regulation of those individuals who purchase and propose to live in this Mobile Park. The general purpose shall include the autonomous setting of Standards, Policies and By-Laws where-by the members can live together as a community of one, the keeping and distribution of performance records as directed by the officers of the Corporation, the entry of entry into contracts and agreements with others in order to meet these purposes, promoting the recognition and acceptance of the Corporation and its purpose, and promoting the recognition of the members by government, business, and other entities interacting with the Corporation , whether that recognition be formally or informally given.

Additional purposes of the Corporation include the continuing education for the perseverance of our members in the Park, and the promotion of common interests of all members with respect to a safe, healthy and clean environment of the park.

The Corporation may undertake any action necessary to further these purposes including, without limiting the foregoing, monitoring and influencing legislative, quasi-legislative, judicial and quasi-judicial activities and any other governmental action affecting, or which may affect, the rights to a peaceful habitat, free of loss of use to our members.

The Corporation may also undertake any action necessary to influence other business practitioners to recognize the Standards, Policies and By-Laws of the Corporation. The Corporation shall not, as its primary activity, engage in a regular business of a kind ordinarily carried out for profit.

Article IV:

#### **Commencement and Duration:**

The existence of the Corporation will commence on the date of filing of these articles of Incorporation by the Department of State of the State of Florida. The term of existence of the Corporation is perpetual.

Article V:

#### **Membership:**

Acceptance to membership requires that the member has successfully qualified for and purchased a mobile home, the member shall meet the requirements of our Standards, Policies and By-Laws. Membership is maintained contractually by agreement with the member as set forth in the By-Laws. Applicants not satisfying the acceptance criteria or not continuing to maintain the minimum criteria for continued membership shall be removed from the membership roles subject to appeals as set forth in the By-Laws. By applying for and accepting membership in the Corporation, the members acknowledge and accept the strict criteria and the need to maintain ongoing compliance, forgoing legal action based solely in challenging these criteria, standards, policies and by-laws.

Article V:

**Registered Office and Registered Agent:**

The initial street address of the Corporations office is 2494 – 13 Ave North, Lot 64  
St. Petersburg, FL. 33713. The initial registered agent for the Corporation at that address is Joseph E. Dennie

Article VI:

**Board of Directors:**

The initial board of Directors shall consist of 3 members; the number of directors may be increased from time to time as provided in the By-Laws, but shall never be less than three. Directors shall be elected in accordance with the By-Laws. The By-Laws shall be structured to elect one third of the Directors or portion thereof each three years. Only members as defined in the Articles of Corporation shall have the privilege of voting on the election of Directors or on corporate matters. Said members must be in good standing as described in the By-Laws.

The names and addresses of the persons who will serve on the initial Board of Directors is:

Robert Hoyle  
2494 13 Ave. North Lot 72  
St. Petersburg, FL. 33713

Cheryl A. Gross  
2494-13 Ave North Lot 72  
St. Petersburg, FL. 33713

Daniel Baker  
2494-13 Ave North Lot 62  
St. Petersburg, FL. 33713

Article VII:

**Incorporator:**

The name and street address of the person (incorporator) signing these Articles of Incorporation is:

Joseph E. Dennie  
2494-13 Ave North Lot 64  
St. Petersburg, FL 33713

Article VIII:

**Indemnification:**

The Corporation shall indemnify its directors and officers to the fullest extent permitted by law.

Article IX:

**Dedication of Assets**

The property of this Corporation is irrevocably dedicated to its purpose and no part of the net income and/or assets of this Corporation shall ever inure to the benefit of any director, officer, or member thereof, or to the benefit of any private individual; provided that , upon dissolution or final liquidation, the Corporation may make distribution to its members in good standing as permitted by the court having jurisdiction thereof and no such liquidating payment or distribution shall be deemed to be a dividend or a distribution of income.

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 has executed these articles of incorporation on January 4, 2005.

Joseph E. Dennie Joseph E. Dennie

Having been named as registered agent to accept service of process for the above stated corporation on the place designated in this certificate, I am familiar with accept the appointment as registered agent to act in this capacity.

Joseph E. Dennie Joseph E. Dennie  
Dated: January 4 - 2005

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