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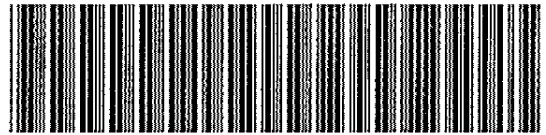
\_\_\_\_\_  
(Business Entity Name)

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(Document Number)

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05 APR -6 PM 3:24  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

## TRANSMITTAL LETTER

April 5, 2005

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

Department of State  
Division of Corporations  
409 E. Gaines Street  
Tallahassee, FL 32399  
(850) 245-6052  
Our client # 05-093.001

SUBJECT: Twenty-Seventh Drive 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  
Check# 37770 enc.

☒ \$87.50  
Filing Fee,  
Certified Copy  
& Certificate

**ADDITIONAL COPY REQUIRED**

FROM: Bruce D. Barkett  
Name (Printed or typed)

756 Beachland Boulevard  
Address

Vero Beach, FL 32963  
City, State & Zip

772-231-4343  
Daytime Telephone number

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

APPROVED  
AND  
FILED  
05 APR -6 PM 3:25  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION  
OF  
TWENTY-SEVENTH DRIVE PROPERTY OWNERS' ASSOCIATION, INC.**

The undersigned, acting as incorporator of a corporation pursuant to Chapter 617, Florida Statutes, adopts the following Articles of Incorporation:

**ARTICLE I  
NAME**

The name of the corporation shall be **Twenty-Seventh Drive Property Owners' Association**, (hereinafter referred to as "Association").

**ARTICLE II  
PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS**

The principal place of business and the mailing address of this Association shall be 1105 9<sup>th</sup> Square, Vero Beach, Florida, 32968.

**ARTICLE III  
PURPOSE**

The specific purposes for which the Association is organized are:

1. To have all of the powers and privileges granted to corporations not for profit under the laws of the State of Florida.
2. To have all of the powers reasonably necessary to grade, repair, and maintain 27<sup>th</sup> Drive in Indian River County, Florida, from 4<sup>th</sup> Street northward to its terminus, for and on behalf of the Property Owners with direct access to 27<sup>th</sup> Drive.
3. To establish, maintain and operate an Association not for profit to assist in the promotion of public safety and health by providing improvement and maintenance for those accessed by 27<sup>th</sup> Drive, as described above.
4. To collect, from time to time, assessments against members of the Association to pay expenses of maintenance and repair of 27<sup>th</sup> Drive and for other expenses incurred in implementing the Association's purposes in such manner as may be provided in the Bylaws of the Association.
5. To do such other things as may be necessary in order to perform the duties and exercise the power provided for the Association in the Declaration.

#### **ARTICLE IV MEMBERS**

Membership in the Association and voting rights shall be voluntary and open to fee simple title holders of property having direct access to 27<sup>th</sup> Drive, as described herein.

#### **ARTICLE V MANNER OF ELECTION OF DIRECTORS**

The manner in which the directors are elected or appointed shall be by majority vote of the members annually.

#### **ARTICLE VI LIMITATION OF CORPORATE POWERS**

The corporate powers of this Association are as provided in Section 617.0302, Florida Statutes, except as limited herein:

1. Appointed officers and agents shall not be entitled to compensation.
2. The power of the Association shall be subject to the provisions of the Declaration, and to the extent of any express conflict between the Declaration and Section 617.0302, Florida Statutes, the Declaration shall prevail.

#### **ARTICLE VII INITIAL REGISTERED AGENT AND STREET ADDRESS**

The name and street address of the initial registered agent is Wayne Massey, whose address is 1105 9<sup>th</sup> Square, Vero Beach, Florida, 32968.

#### **ARTICLE VIII INCORPORATOR**

The name and street address of the incorporator of these Articles of Incorporation is Bruce D. Barkett, Esq., Collins, Brown, Caldwell, Barkett & Garavaglia, Chartered, 756 Beachland Boulevard, Vero Beach, Florida, 32963.

#### **ARTICLE IX INDEMNIFICATION**

Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to

which he may be a party or in which he may become involved by reason of his being or having been a Director or Officer of the Association, whether or not he is a Director or Officer at the time such expenses are incurred, except when the Director or Officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approves such settlement or reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or Officer may be entitled.

## **ARTICLE X DISSOLUTION**

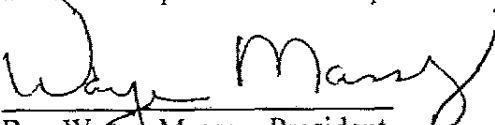
In the event of dissolution or final liquidation of the Association, the assets, both real and personal of the Association, shall be dedicated to any appropriate public agency or utility to be devoted to purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. In the event that 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 purposes as nearly as practicable the same as those to which they were required to be devoted by the Association. No such disposition of Association properties shall be effective to divest or diminish any right or title of any member vested in him under the Declaration unless made in accordance with the provisions of such Declaration or any recorded deed.

## **ARTICLE XI EXISTENCE AND DURATION**

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

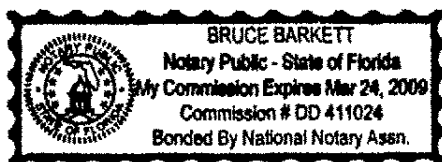
The undersigned incorporator has executed these Articles of Incorporation this 5 day of April, 2005.

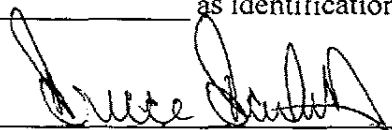
TWENTY-SEVENTH DRIVE PROPERTY  
OWNERS' ASSOCIATION, INC.  
a Florida corporation not-for-profit

  
By: Wayne Massey, President

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 5 day of April 2005,  
by Wayne Massey, as President of TWENTY-SEVENTH DRIVE PROPERTY  
OWNERS' ASSOCIATION, INC., a Florida corporation not-for-profit, who is personally known  
to me or who has produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_

Print Name:  
Notary Public, State of Florida at Large.  
My Commission expires:

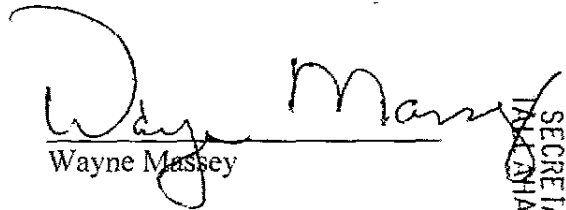
**CERTIFICATE OF DESIGNATION OF REGISTERED  
AGENT/REGISTERED OFFICE**

Pursuant to the provisions of Section 607.0501 or 617.0501, Florida Statutes, the undersigned corporation, organized under the Laws of the State of Florida, submits the following statement in designating the registered office/registered agent, in the State of Florida.

1. The name of the corporation is TWENTY-SEVENTH DRIVE PROPERTY OWNERS' ASSOCIATION, INC.
2. The name and address of the registered agent and office is Wayne Massey, 1105 9<sup>th</sup> Square, Vero Beach, FL 32968.

Having been named as registered agent and to accept service of process for the above-stated corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Dated this 5 day of April, 2005.

  
Wayne Massey

SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

05 APR - 6 PM 3:25

APPROVED  
AND  
FILED