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FLORIDA NON-PROFIT CORPORATION

Jennings Lane Property Owners' Association, Inc.

Certificate of Status	0
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H05000223752 3

**ARTICLES OF INCORPORATION
OF
JENNINGS LANE PROPERTY OWNERS' ASSOCIATION, INC.**

The undersigned incorporator, a resident of the State of Florida of the age of majority, hereby makes, subscribes, acknowledges and files with the Secretary of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not-for-profit in accordance with the Florida Not For Profit Corporation Act (Chapter 617 of the Florida Statutes).

**ARTICLE I
Name and Address**

The name of the corporation shall be Jennings Lane Property Owners' Association, Inc., hereinafter referred to as the "Association." The principal office and mailing address of this corporation will be 6412 18th Ave. E., Bradenton, Florida 34208. The Board may from time to time designate another address for the principal office of the Association.

**ARTICLE II
Purpose**

This Association does not contemplate pecuniary gain or profit to the members thereof. This Association is formed specifically to provide an entity for the maintenance, preservation and management of all or any portion of Jennings Lane, a private street, lying and being in Manatee County, Florida ("Jennings Lane") and subject to that certain Declaration of Covenants, Conditions, Easements and Restrictions of Jennings Lane, upon filing and recording of same in the Public Records of Manatee County, Florida (the "Declaration"); and the Association is formed generally to perform any legal act or to perform any legal duty or obligation as may legally be permitted by the Florida Not For Profit Corporation Act, *Florida Statutes*, chapter 617 (1995).

The Association has the power to do the following:

- (a) Own and convey property.
- (b) Operate and maintain common property, specifically the surface water management system including any mitigation areas as permitted by the Southwest Florida Water Management District including all lakes, retention areas, culverts and related appurtenances.
- (c) Establish rules and regulations.
- (d) Assess members and enforce said assessments.
- (e) Sue and be sued.

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H05000223752 3

H05000223752 3

- f) Contract for services to provide for operation and maintenance if the Association contemplates employing a maintenance company.
- g) Require all property owners to be members.
- h) Exist in perpetuity; however, the Articles of Incorporation must provide that if the Association is dissolved, the property consisting of the surface water management system will be conveyed to an appropriate agency of local government, and that if not accepted, then the surface water management system will be dedicated to a similar non-profit corporation.
- i) Take any other action necessary for the purposes for which the Association is organized.

Notwithstanding anything in the above to the contrary, no part of the net earnings of the Association will inure to the benefit of any member within the meaning of Section 501 (c)(7) of the Internal Revenue Code of 1986, nor shall the Association engage in any other activity prohibited by such section, nor shall the Association engage in any other activity or perform any act in violation of any provision governing such tax exempt organizations as determined by the federal revenue laws. The Association's earnings, if any, are not to be taken into account in any manner for the purpose of determining whether there should be a rebate of any assessment paid or the amount of the rebate.

ARTICLE III

Membership

Every person or legal entity ("Parcel Owner"), other than the Association, whose property is encumbered by the Declaration, who is from time to time entitled to use Jennings Lane as a private street will be a member of the Association for each such Parcel as shown on the Plat of Jennings Lane Roadway recorded in the Plat Book Records of Manatee County, Florida. Membership will be appurtenant to and may not be separated from ownership of any Parcel that is subject to the provisions of the Declaration.

ARTICLE IV

Corporate Existence

The Association will commence upon the filing of these Articles of Incorporation with the Secretary of State, State of Florida. The Corporation will exist perpetually.

ARTICLE V

Voting Rights

The Association will have one (1) class of voting membership. The voting rights of the membership will be set forth and governed by the Bylaws of the Association.

H05000223752 3

H05000223752 3

ARTICLE VI
Board of Directors

The business affairs of the Association shall be managed by a Board of Directors ("Board"). The method of election or appointment of the Board of Directors will be set forth and governed by the Bylaws of the Association.

ARTICLE VII
Incorporator

The name and residence address of the incorporator to these Articles of Incorporation is as follows: Richard J. Habora, Sr., whose residence address is: 6412 18th Ave. E., Bradenton, Florida 34208.

ARTICLE VIII
Initial Registered Office and Agent

The street address of the initial registered office of the Association is 6412 18th Ave. E., Bradenton, Florida 34208. The name of the initial registered agent of the Association is: Richard J. Habora, Sr.

ARTICLE IX
Indemnification of Officers and Directors

The corporation will indemnify any person made a party or threatened to be a party to any threatened, pending or contemplated action, suit or proceeding, pursuant to the provisions contained in the Bylaws of the corporation.

ARTICLE X
Amendment to Articles

These Articles of Incorporation may be amended as set forth in the *Florida Statutes*, as amended from time to time.

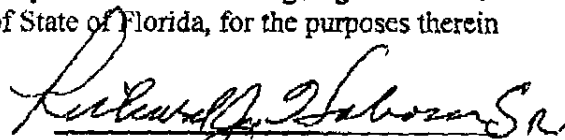
ARTICLE XI
Interpretation

Express reference is hereby made to the terms and provisions of the Declaration where necessary to interpret, construe, and clarify the provisions of these Articles. In subscribing and filing these Articles, it is the intent of the undersigned that the provisions of these Articles will be consistent with the provisions of the Declaration, and these Articles will be interpreted, construed and applied so as to avoid inconsistencies or conflicting results. The terms used in these Articles shall have the same definitions and meanings as those set forth in the Declaration, unless herein provided to the contrary, or unless the context otherwise requires.

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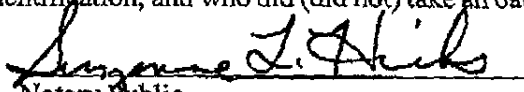
IN WITNESS WHEREOF, I, the undersigned Incorporator, for the purposes of forming a corporation not-for-profit pursuant to the laws of the State of Florida, do make, subscribe and acknowledge this certificate and I have hereunto duly executed the foregoing Articles of Incorporation to be filed in the office of the Secretary of State of Florida, for the purposes therein set forth.


Richard J. Habora, Sr.

STATE OF FLORIDA)
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me on this the 20th day of September, 2005, by Richard J. Habora, Sr., ☒ who is personally known to me or ☐ who has produced _____ as identification, and who did (did not) take an oath.

My commission expires:


Notary Public
Printed Name of Notary: _____
Serial Number: _____



Suzanne L. Hicks
My Commission BD153828
Expires December 06, 2008

H05000223752 3

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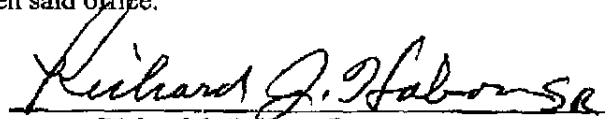
**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE
FOR SERVICE OF PROCESS WITH THIS STATE.
NAMED AGENT UPON WHOM PROCESS MAY BE SERVED**

Pursuant to and in compliance with Chapter 617.0501, Florida Statutes, the following is submitted in compliance with said Act:

That Jennings Lane Property Owners' Association, Inc., desiring to organize under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation at 6412 18th Ave. E., Bradenton, Florida 34208, has named Richard J. Habora, Sr. with registered office at 6412 18th Ave. E., Bradenton, Florida 34208, as its agent to accept service of process within this state.

ACKNOWLEDGMENT BY REGISTERED AGENT:

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.


Richard J. Habora, Sr.

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